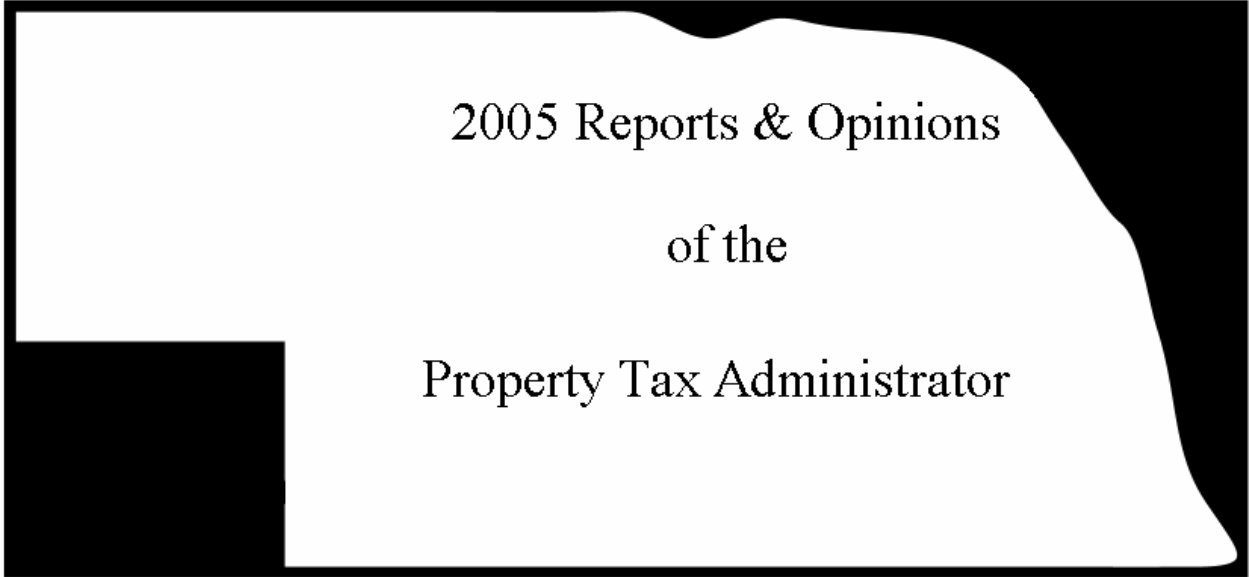


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# NEBRASKA DEPARTMENT OF



2005 Reports & Opinions

of the

Property Tax Administrator

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## PROPERTY ASSESSMENT AND TAXATION

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for

**Custer County**  
**21**

2005 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2005

## Preface

Nebraska law provides the requirements for the assessment of real property for the purposes of property taxation. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniform and proportionate upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is eighty percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2) (R.S. Supp. 2004). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance and equity of the property tax imposed by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp. 2004) requires that all classes of real property, except agricultural land, be assessed between ninety-two and one hundred percent of actual value; the class of agricultural land be assessed between seventy-four and eighty percent of actual value; and, the class of agricultural land receiving special valuation be assessed between seventy-four and eighty percent of its special value and recapture value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2004):

[T]he Property Tax Administrator shall prepare statistical and narrative reports informing the [Tax Equalization and Review Commission] of the level of value and the quality of assessment of the classes and subclasses of real property in the state and certify his or her opinion regarding the level of value and quality of assessment in each county.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator’s opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all

the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Tax Equalization and Review Commission, hereinafter referred to as the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

Finally, the Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

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## 2005 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>428</b>	<b>COD</b>	<b>33.72</b>
Total Sales Price	15,197,105	<b>PRD</b>	<b>117.28</b>
Total Adj. Sales Price	15,239,255	COV	59.09
Total Assessed Value	14,008,648	STD	63.70
Avg. Adj. Sales Price	35,606	Avg. Abs. Dev.	32.73
Avg. Assessed Value	32,730	Min	15.50
<b>Median</b>	<b>97.06</b>	Max	798.40
Wgt. Mean	91.92	95% Median C.I.	94.93 to 98.47
Mean	107.81	95% Wgt. Mean C.I.	89.43 to 94.42
		95% Mean C.I.	101.77 to 113.84
% of Value of the Class of all Real Property Value in the County			16.64
% of Records Sold in the Study Period			9.07
% of Value Sold in the Study Period			9.21
Average Assessed Value of the Base			32,233

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2005</b>	<b>428</b>	<b>97.06</b>	<b>33.72</b>	<b>117.28</b>
<b>2004</b>	342	94.43	35.24	117.34
<b>2003</b>	402	93	43.7	123.01
<b>2002</b>	445	94	53.3	136.05
<b>2001</b>	298	96	61.51	144.81

## 2005 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>46</b>	<b>COD</b>	<b>33.22</b>
Total Sales Price	1,437,970	<b>PRD</b>	<b>97.75</b>
Total Adj. Sales Price	1,396,170	COV	41.89
Total Assessed Value	1,306,115	STD	38.30
Avg. Adj. Sales Price	30,352	Avg. Abs. Dev.	28.59
Avg. Assessed Value	28,394	Min	15.90
<b>Median</b>	<b>86.07</b>	Max	181.81
Wgt. Mean	93.55	95% Median C.I.	78.93 to 99.75
Mean	91.45	95% Wgt. Mean C.I.	80.13 to 106.97
		95% Mean C.I.	80.38 to 102.52
% of Value of the Class of all Real Property Value in the County			5.03
% of Records Sold in the Study Period			6.17
% of Value Sold in the Study Period			2.84
Average Assessed Value of the Base			61,607

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### Commercial Real Property - History

<b>Year</b>	<b>Number of Sales</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
<b>2005</b>	<b>46</b>	<b>86.07</b>	<b>33.22</b>	<b>97.75</b>
<b>2004</b>	53	93.96	37.44	108.38
<b>2003</b>	58	95	40.87	103.62
<b>2002</b>	67	97	50.77	111.84
<b>2001</b>	76	98	85.48	138.34

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>149</b>	<b>COD</b>	<b>17.24</b>
Total Sales Price	21,785,793	<b>PRD</b>	<b>102.32</b>
Total Adj. Sales Price	22,386,920	COV	23.62
Total Assessed Value	16,312,880	STD	17.61
Avg. Adj. Sales Price	150,248	Avg. Abs. Dev.	12.76
Avg. Assessed Value	109,482	Min	27.94
<b>Median</b>	<b>73.97</b>	Max	131.70
Wgt. Mean	72.87	95% Median C.I.	71.02 to 76.61
Mean	74.56	95% Wgt. Mean C.I.	69.02 to 76.71
		95% Mean C.I.	71.73 to 77.39
% of Value of the Class of all Real Property Value in the County			78.33
% of Records Sold in the Study Period			1.71
% of Value Sold in the Study Period			0.02
Average Assessed Value of the Base			82,354

### Agricultural Land - History

<b>Year</b>	<b>Number of Sales</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
<b>2005</b>	<b>149</b>	<b>73.97</b>	<b>17.24</b>	<b>102.32</b>
<b>2004</b>	134	75.70	15.49	100.46
<b>2003</b>	134	75	18.23	98.76
<b>2002</b>	140	74	19.2	98.26
<b>2001</b>	160	74	10.29	101.49



## **2005 Opinions of the Property Tax Administrator for Custer County**

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Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Custer County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Custer County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

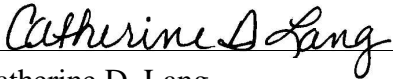
It is my opinion that the level of value of the class of commercial real property in Custer County is 86% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Custer County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Custer County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Custer County is in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.



  
Catherine D. Lang  
Property Tax Administrator

## 2005 Correlation Section for Custer County

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### Residential Real Property

#### I. Correlation

Custer: RESIDENTIAL: In the residential class of property the statistical median will indicate that an acceptable level of value has been attained for assessment year 2005. However qualitative measures will tend to reflect there is disproportionate treatment within the residential class of property.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>527</b>	<b>521</b>	<b>487</b>	<b>475</b>	<b>533</b>
<b>Qualified Sales</b>	<b>298</b>	<b>445</b>	<b>402</b>	<b>342</b>	<b>428</b>
<b>Percent Used</b>	<b>56.55</b>	<b>85.41</b>	<b>82.55</b>	<b>72</b>	<b>80.3</b>

Custer: RESIDENTIAL: The above table both historically and currently will illustrate that a substantial number of the residential sales are being utilized in the measurement of the residential properties.

#### III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner

## 2005 Correlation Section for Custer County

as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

GlouDEMANS, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>94</b>	<b>2.05</b>	<b>95.93</b>	<b>96</b>
<b>2002</b>	<b>93</b>	<b>1.55</b>	<b>94.44</b>	<b>94</b>
<b>2003</b>	<b>91</b>	<b>1.38</b>	<b>92.26</b>	<b>93</b>
<b>2004</b>	<b>93.72</b>	<b>5.21</b>	<b>98.6</b>	<b>94.43</b>
<b>2005</b>	<b>91.43</b>	<b>10.35</b>	<b>100.89</b>	<b>97.06</b>

Custer: RESIDENTIAL: The two statistics are barely similar and offer weak support of each other. There is no other information available to suggest that the R&O Median is not the best indication of the level of value for the residential class of property in Custer County.

### **IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of

## 2005 Correlation Section for Custer County

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this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

### Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>1.63</b>	<b>2001</b>	<b>2.05</b>
<b>0.99</b>	<b>2002</b>	<b>1.55</b>
<b>2.41</b>	<b>2003</b>	<b>1.38</b>
<b>1.91</b>	<b>2004</b>	<b>5.21</b>
<b>15.31</b>	<b>2005</b>	<b>10.35</b>

Custer: RESIDENTIAL: An examination of the percent change to the sales file compared to the percent change to assessed value (excluding growth) reveals an approximate 4.96 point difference for the residential property. While not extreme, the difference implies that the assessment actions had more of a pronounced effect on the sample compared to the population base as a whole.

### V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for "direct" equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range.

## 2005 Correlation Section for Custer County

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Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.06</b>	<b>91.92</b>	<b>107.81</b>

Custer: RESIDENTIAL: Both the median and the weighted mean are within the acceptable range. Only the mean is outside of the upper limits of acceptability. Either the median or the weighted mean could represent the level of value, but for direct equalization purposes, the median will more than likely be used to describe the level of value for the residential class of property.

### **VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good

## 2005 Correlation Section for Custer County

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assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>33.72</b>	<b>117.28</b>
<b>Difference</b>	<b>18.72</b>	<b>14.28</b>

Custer: RESIDENTIAL: Measures for quality of assessment are showing the dispersion from the median to be well above the standard and the price related differential is demonstrating regressivity, i.e. the lower valued properties are over-assessed and the higher valued properties are under-assessed. There appears to be disproportionate treatment within the residential class of property. Consideration should be given to a review of this class of property.

### **VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

**2005 Correlation Section  
for Custer County**

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>429</b>	<b>428</b>	<b>-1</b>
<b>Median</b>	<b>91.43</b>	<b>97.06</b>	<b>5.63</b>
<b>Wgt. Mean</b>	<b>82.58</b>	<b>91.92</b>	<b>9.34</b>
<b>Mean</b>	<b>102.75</b>	<b>107.81</b>	<b>5.06</b>
<b>COD</b>	<b>40.39</b>	<b>33.72</b>	<b>-6.67</b>
<b>PRD</b>	<b>124.44</b>	<b>117.28</b>	<b>-7.16</b>
<b>Min Sales Ratio</b>	<b>1.75</b>	<b>15.50</b>	<b>13.75</b>
<b>Max Sales Ratio</b>	<b>798.40</b>	<b>798.40</b>	<b>0</b>

Custer: RESIDENTIAL: The statistical comparison in the above table seems to reflect the actions of the assessor as stated in the 2005 Assessment Actions taken by Custer County (and the reader is advised to refer to this section of the report). As a result of the re-coding of three sales there is one less sale in the R&O Statistics. One sale went from property type residential mobile home to agricultural improved and therefore fell out of any analysis, one went from rural residential to agricultural unimproved and the other went from agricultural improved to rural residential.

## 2005 Correlation Section for Custer County

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### Commerical Real Property

#### I. Correlation

Custer: COMMERCIAL: A review of all tabular information will indicate that the median measure of central tendency is not within the acceptable range and is noted within the narrative portions of Tables V and VII and is further backed by the Trended Preliminary Ratio. The qualitative measures are indicating a disparity in the treatment of the commercial class of property. As stated within the 2005 Assessment Actions Report (and the reader is advised to read this section of the report) there was some work within the commercial class of property but an acceptable level of value has not been attained.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>112</b>	<b>93</b>	<b>93</b>	<b>88</b>	<b>86</b>
<b>Qualified Sales</b>	<b>76</b>	<b>67</b>	<b>58</b>	<b>53</b>	<b>46</b>
<b>Percent Used</b>	<b>67.86</b>	<b>72.04</b>	<b>62.37</b>	<b>60.23</b>	<b>53.49</b>

Custer: COMMERCIAL: The sales review and verification of the commercial sales is a primary function of the county assessor. A comparison of the historical data reveals a steady decline in the utilization of sales.

#### III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:



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### Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>98</b>	<b>1.26</b>	<b>99.23</b>	<b>98</b>
<b>2002</b>	<b>98</b>	<b>-0.11</b>	<b>97.89</b>	<b>97</b>
<b>2003</b>	<b>95</b>	<b>-0.7</b>	<b>94.34</b>	<b>95</b>
<b>2004</b>	<b>90.22</b>	<b>0.19</b>	<b>90.39</b>	<b>93.96</b>
<b>2005</b>	<b>78.07</b>	<b>6.18</b>	<b>82.89</b>	<b>86.07</b>

Custer: COMMERCIAL: The Trended Preliminary Ratio and the R&O Median are barely similar and offer weak support of each other, there is an approximate 3.18 point difference. There is still no other information available to suggest that the R&O Median is not the best indication of the level of value for the commercial class of property in Custer County.

### IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the

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assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

### Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

GlouDEMANS, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>-3.96</b>	<b>2001</b>	<b>1.26</b>
<b>-2.65</b>	<b>2002</b>	<b>-0.11</b>
<b>5.1</b>	<b>2003</b>	<b>-0.7</b>
<b>1.87</b>	<b>2004</b>	<b>0.19</b>
<b>20</b>	<b>2005</b>	<b>6.18</b>

Custer: COMMERCIAL: The comparison of the two tables indicates that the two statistics are totally dissimilar and in no way support each other; there is an approximate 13.82 point difference. The 2005 Assessment Actions Report for Custer County makes note that the commercial lots within the City of Broken Bow were re-priced using the square foot method. While working with these individual parcels the assessor discovered errors that affected some sales within Broken Bow; such as wrong square footage on one property, a wrong occupancy code causing an incorrect value, and a calculation error in the value of another. Through the sales review the assessor discovered a business in Oconto that was carrying a flat value and had not been priced out correctly as a Post Office. Also a review of the sales from the preliminary statistics to the R&O statistics revealed two sales with incorrect preliminary values that had previously been overlooked. Valuation changes to six of these sales that occurred during the last study year (07.01.03 to 06.30.04) would explain the percent change to the sales file shown above.

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### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>86.07</b>	<b>93.55</b>	<b>91.45</b>

Custer: COMMERCIAL: Only one measure of central tendency, the weighted mean, will indicate an acceptable level of value, the other two fall below the accepted standard. Of the forty-six sales within the study period only six are within the range, twenty-six are below it and fourteen are above it. High dollar sales do not appear to be having an effect on the statistics. A review of the R&O profile will reveal all towns, with the exception of Broken Bow and Callaway, to be out on all measures of central tendency. For direct equalization purposes the median will probably best represent the level of value for the commercial class of property.

**VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>33.22</b>	<b>97.75</b>
<b>Difference</b>	<b>13.22</b>	<b>-0.25</b>

Custer: COMMERCIAL: Measures for quality of assessment are showing the dispersion from the median to be well above the standard and the price-related differential if rounded to 98 just barely meeting the required parameter. There appears to be some disparity among the commercial class of property. Consideration should be given to a review of this class of property.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>50</b>	<b>46</b>	<b>-4</b>
<b>Median</b>	<b>78.07</b>	<b>86.07</b>	<b>8</b>
<b>Wgt. Mean</b>	<b>81.46</b>	<b>93.55</b>	<b>12.09</b>
<b>Mean</b>	<b>79.58</b>	<b>91.45</b>	<b>11.87</b>
<b>COD</b>	<b>37.06</b>	<b>33.22</b>	<b>-3.84</b>
<b>PRD</b>	<b>97.68</b>	<b>97.75</b>	<b>0.07</b>
<b>Min Sales Ratio</b>	<b>12.86</b>	<b>15.90</b>	<b>3.04</b>
<b>Max Sales Ratio</b>	<b>176.57</b>	<b>181.81</b>	<b>5.24</b>

Custer: COMMERCIAL: For the commercial class of property for assessment year 2005, the assessor noted that commercial lots within the City of Broken Bow were re-priced using the square foot method and commercial improvements in Callaway were re-priced using the 2004 cost tables within the TerraScan CAMA system. There are four less sales within the R&O profile due to the elimination of sales that were substantially improved and are no longer representative of the properties at time of sale. The assessment actions did have an impact on the Preliminary Statistics to the R&O Statistics however it appears that Custer County has not met an acceptable level of value.

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### Agricultural Land

#### I. Correlation

Custer: AGRICULTURAL UNIMPROVED: Custer County has met all criteria to achieve quality of assessment and an acceptable level of value within the agricultural class of property.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>281</b>	<b>248</b>	<b>257</b>	<b>240</b>	<b>261</b>
<b>Qualified Sales</b>	<b>160</b>	<b>140</b>	<b>134</b>	<b>134</b>	<b>149</b>
<b>Percent Used</b>	<b>56.94</b>	<b>56.45</b>	<b>52.14</b>	<b>55.83</b>	<b>57.09</b>

Custer: AGRICULTURAL UNIMPROVED: The sales review and verification of the agricultural sales is a primary function of the county assessor. The above table will illustrate that the sales utilization for assessment year 2005 is somewhat consistent in comparison to the historical data indicating the measurement of the agricultural unimproved properties was done as fairly as possible.

#### III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

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"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>74</b>	<b>1.99</b>	<b>75.47</b>	<b>74</b>
<b>2002</b>	<b>72</b>	<b>2.84</b>	<b>74.04</b>	<b>74</b>
<b>2003</b>	<b>72</b>	<b>5.61</b>	<b>76.04</b>	<b>75</b>
<b>2004</b>	<b>70.77</b>	<b>5</b>	<b>74.31</b>	<b>75.70</b>
<b>2005</b>	<b>73.06</b>	<b>0.35</b>	<b>73.32</b>	<b>73.97</b>

Custer: AGRICULTURAL UNIMPROVED: The difference between the Trended Preliminary Ratio and the R&O Median is an approximate .65 point difference. The two statistics are very similar and strongly support one another.

#### **IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties

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consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

### Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>1.38</b>	<b>2001</b>	<b>1.99</b>
<b>1.04</b>	<b>2002</b>	<b>2.84</b>
<b>5.88</b>	<b>2003</b>	<b>5.64</b>
<b>7.66</b>	<b>2004</b>	<b>5</b>
<b>3.08</b>	<b>2005</b>	<b>0.35</b>

Custer: AGRICULTURAL UNIMPROVED: An examination of the percent change to the sales file compared to the percent change to assessed value (excluding growth) reveals an approximate 2.73 point difference for the agricultural unimproved property. The percent change in the sales file is more indicative of the assessor's actions within each market area while the change in the assessed base is a view of the overall agricultural unimproved land.

### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining



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level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>73.97</b>	<b>72.87</b>	<b>74.56</b>

Custer: AGRICULTURAL UNIMPROVED: The three measures of central tendency are somewhat tightly grouped the median and arithmetic mean are within the acceptable range and the weighted mean is slightly below. The median is supported by the Trended Preliminary Ratio and for direct equalization purposes will probably be used in determining the level of value for Custer County.

### **VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or

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dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>17.24</b>	<b>102.32</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Custer: AGRICULTURAL UNIMPROVED: The primary measures of quality of assessment, the coefficient of dispersion and the price-related differential, are within the acceptable parameters and indicating that the unimproved agricultural properties are being treated uniformly and proportionately.

### **VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

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	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>147</b>	<b>149</b>	<b>2</b>
<b>Median</b>	<b>73.06</b>	<b>73.97</b>	<b>0.91</b>
<b>Wgt. Mean</b>	<b>71.74</b>	<b>72.87</b>	<b>1.13</b>
<b>Mean</b>	<b>73.42</b>	<b>74.56</b>	<b>1.14</b>
<b>COD</b>	<b>17.69</b>	<b>17.24</b>	<b>-0.45</b>
<b>PRD</b>	<b>102.35</b>	<b>102.32</b>	<b>-0.03</b>
<b>Min Sales Ratio</b>	<b>27.93</b>	<b>27.94</b>	<b>0.01</b>
<b>Max Sales Ratio</b>	<b>132.81</b>	<b>131.70</b>	<b>-1.11</b>

Custer: AGRICULTURAL UNIMPROVED: The above table makes reference to the inclusion of two sales that were previously coded as agricultural improved sales. The improvements have been removed and these two sales have now been coded as agricultural unimproved and therefore included in the agricultural unimproved profile. The statistics are a reflection of the assessment actions for 2005, a market analysis was done for each market area and the various land classification groups within each were changed accordingly.

**2005 County Abstract of Assessment for Real Property, Form 45 Compared with the  
2004 Certificate of Taxes Levied (CTL)**

21 Custer

	<b>2004 CTL County Total</b>	<b>2005 Form 45 County Total</b>	<b>Value Difference (2005 Form 45 - 2004 CTL)</b>	<b>Percent Change</b>	<b>2005 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	134,199,494	152,140,112	17,940,618	13.37	4,057,507	10.35
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	58,564,423	64,508,550	5,944,127	10.15	*-----	10.15
<b>4. Total Residential (sum lines 1-3)</b>	<b>192,763,917</b>	<b>216,648,662</b>	<b>23,884,745</b>	<b>12.39</b>	<b>4,057,507</b>	<b>10.29</b>
5. Commercial	37,322,067	40,566,659	3,244,592	8.69	626,703	7.01
6. Industrial	5,371,449	5,392,155	20,706	0.39	0	0.39
7. Ag-Farmsite Land, Outbuildings	27,381,140	29,814,973	2,433,833	8.89	3,510,354	-3.93
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>70,074,656</b>	<b>75,773,787</b>	<b>5,699,131</b>	<b>8.13</b>	<b>626,703</b>	<b>7.24</b>
<b>10. Total Non-Agland Real Property</b>	<b>262,838,573</b>	<b>292,422,449</b>	<b>29,583,876</b>	<b>11.26</b>	<b>8,194,564</b>	<b>8.14</b>
11. Irrigated	197,563,501	200,645,570	3,082,069	1.56		
12. Dryland	92,547,061	90,307,583	-2,239,478	-2.42		
13. Grassland	329,065,713	262,451,045	-66,614,668	-20.24		
14. Wasteland	300,414	296,287	-4,127	-1.37		
15. Other Agland	11,355	67,961,283	67,949,928	598414.2		
<b>16. Total Agricultural Land</b>	<b>619,488,044</b>	<b>621,661,768</b>	<b>2,173,724</b>	<b>0.35</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>882,326,617</b>	<b>914,084,217</b>	<b>31,757,600</b>	<b>3.6</b>	<b>8,194,564</b>	<b>2.67</b>

\*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:1 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	428	<b>MEDIAN:</b>	<b>97</b>	COV:	59.09	95% Median C.I.:	94.93 to 98.47
TOTAL Sales Price:	15,197,105	WGT. MEAN:	92	STD:	63.70	95% Wgt. Mean C.I.:	89.43 to 94.42
TOTAL Adj.Sales Price:	15,239,255	MEAN:	108	AVG.ABS.DEV:	32.73	95% Mean C.I.:	101.77 to 113.84
TOTAL Assessed Value:	14,008,648						
AVG. Adj. Sales Price:	35,605	COD:	33.72	MAX Sales Ratio:	798.40		
AVG. Assessed Value:	32,730	PRD:	117.28	MIN Sales Ratio:	15.50		

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(!: Derived)

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/02 TO 09/30/02	55	109.83	113.93	104.75	21.93	108.76	33.44	236.10	99.62 to 123.70		27,212	28,506
10/01/02 TO 12/31/02	29	97.84	112.37	94.57	28.05	118.81	65.31	196.33	89.82 to 116.07		35,796	33,853
01/01/03 TO 03/31/03	33	98.96	101.50	93.19	28.53	108.92	21.00	210.73	91.38 to 107.78		34,213	31,884
04/01/03 TO 06/30/03	57	97.18	103.41	93.29	29.66	110.85	27.80	225.63	90.62 to 102.50		39,824	37,153
07/01/03 TO 09/30/03	77	97.10	102.58	88.29	28.08	116.19	37.14	252.63	89.26 to 99.16		44,956	39,690
10/01/03 TO 12/31/03	56	93.32	102.08	87.69	37.95	116.42	17.38	415.70	85.97 to 100.38		28,603	25,081
01/01/04 TO 03/31/04	51	93.90	101.54	91.96	34.59	110.42	15.50	296.00	85.42 to 102.00		28,715	26,405
04/01/04 TO 06/30/04	70	90.29	122.55	89.35	53.67	137.15	28.33	798.40	86.14 to 97.51		39,678	35,452
____Study Years____												
07/01/02 TO 06/30/03	174	99.85	107.87	96.39	27.55	111.91	21.00	236.10	97.02 to 106.03		34,102	32,870
07/01/03 TO 06/30/04	254	94.35	107.76	89.08	38.18	120.98	15.50	798.40	89.26 to 97.39		36,635	32,634
____Calendar Yrs____												
01/01/03 TO 12/31/03	223	97.02	102.51	90.17	30.84	113.68	17.38	415.70	93.47 to 98.57		37,948	34,218
____ALL____												
	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47		35,605	32,730

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
ANSELMO	7	87.90	98.65	102.07	33.91	96.65	39.00	207.13	39.00 to 207.13		10,550	10,768
ANSLEY	31	100.38	106.84	89.10	29.02	119.90	40.02	188.80	87.98 to 117.00		20,314	18,101
ARNOLD	45	95.02	103.16	89.76	28.82	114.92	47.14	225.63	84.04 to 108.92		35,517	31,881
BERWYN	9	93.33	108.93	105.99	45.74	102.77	33.44	205.00	67.20 to 168.84		10,527	11,158
BROKEN BOW	161	97.51	100.65	92.60	21.97	108.69	15.50	415.70	95.50 to 98.75		47,013	43,535
CALLAWAY	38	99.10	106.79	98.30	28.91	108.64	33.52	511.24	92.50 to 102.50		39,115	38,449
COMSTOCK	16	104.57	166.09	100.19	78.69	165.77	27.93	798.40	93.31 to 197.04		11,565	11,588
MASON CITY	5	57.17	57.76	65.03	35.23	88.83	21.00	89.82	N/A		14,820	9,637
MERNA	23	93.61	102.27	84.19	33.48	121.47	25.53	193.67	78.69 to 122.08		28,704	24,167
OCONTO	7	115.82	180.20	125.48	77.33	143.61	62.40	538.00	62.40 to 538.00		7,497	9,408
RURAL RES	43	89.26	92.74	89.11	31.93	104.07	21.33	322.40	77.22 to 96.80		43,762	38,998
SARGENT	43	119.20	132.71	89.40	47.17	148.44	28.33	296.00	91.11 to 148.00		21,708	19,406
____ALL____												
	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47		35,605	32,730

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

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TOTAL Assessed Value:	14,008,648						
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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	354	98.05	111.23	92.94	34.69	119.68	15.50	798.40	96.58 to 99.25	34,010	31,610
2	31	87.98	89.59	86.65	23.57	103.40	28.33	157.74	74.94 to 105.00	42,505	36,829
3	43	89.26	92.74	89.11	31.93	104.07	21.33	322.40	77.22 to 96.80	43,762	38,998
ALL	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47	35,605	32,730

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	358	97.80	109.18	92.79	29.66	117.67	25.53	798.40	96.11 to 98.88	41,052	38,091
2	70	81.36	100.77	68.53	61.43	147.03	15.50	415.70	70.00 to 95.76	7,749	5,311
ALL	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47	35,605	32,730

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	420	97.06	107.69	91.88	33.53	117.21	15.50	798.40	94.93 to 98.47	35,799	32,891
06											
07	8	111.78	113.83	95.50	38.01	119.20	37.14	173.20	37.14 to 173.20	25,437	24,292
ALL	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47	35,605	32,730

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

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TOTAL Adj.Sales Price:	15,239,255	MEAN:	108	AVG.ABS.DEV:	32.73	95% Mean C.I.:	101.77 to 113.84
TOTAL Assessed Value:	14,008,648						
AVG. Adj. Sales Price:	35,605	COD:	33.72	MAX Sales Ratio:	798.40		
AVG. Assessed Value:	32,730	PRD:	117.28	MIN Sales Ratio:	15.50		

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## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0015	32	91.41	102.25	86.66	33.70	117.99	25.53	207.13	79.35 to 115.81	24,079	20,867
21-0025	175	97.10	97.89	91.73	23.01	106.72	15.50	415.70	94.53 to 98.29	45,854	42,060
21-0044	35	98.41	104.99	87.46	27.38	120.04	40.02	188.80	90.36 to 107.30	21,282	18,612
21-0075											
21-0084	45	119.20	133.73	93.88	46.71	142.45	28.33	296.00	91.38 to 148.00	21,898	20,559
21-0089	47	95.02	103.19	90.34	28.29	114.22	47.14	225.63	84.33 to 108.92	35,718	32,269
21-0153											
21-0164											
21-0169	6	57.92	57.91	61.03	29.41	94.89	21.00	89.82	21.00 to 89.82	33,183	20,253
21-0180	51	98.52	108.74	98.02	30.33	110.94	33.52	511.24	92.90 to 102.09	45,096	44,202
21-0234	10	93.40	109.16	106.26	43.05	102.73	33.44	205.00	67.20 to 168.84	9,975	10,599
21-0256	8	115.54	165.86	120.03	73.27	138.19	62.40	538.00	62.40 to 538.00	7,216	8,662
21-0523											
24-0020	1	82.11	82.11	82.11			82.11	82.11	N/A	145,000	119,061
24-0081											
24-0101											
58-0025											
82-0015	1	64.03	64.03	64.03			64.03	64.03	N/A	46,000	29,455
88-0005	17	101.35	161.06	99.93	77.61	161.17	27.93	798.40	87.50 to 197.04	11,032	11,025
88-0021											
88-0026											
NonValid School											
ALL	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47	35,605	32,730

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

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AVG. Assessed Value:	32,730	PRD:	117.28	MIN Sales Ratio:	15.50		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	112	88.12	99.76	87.00	47.26	114.67	15.50	415.70	80.54 to 95.76	21,113	18,367
Prior TO 1860											
1860 TO 1899	15	107.07	164.74	103.19	68.84	159.65	77.69	798.40	89.09 to 143.45	26,010	26,839
1900 TO 1919	78	100.16	122.46	92.53	41.15	132.35	47.66	538.00	93.41 to 119.72	26,183	24,226
1920 TO 1939	96	98.53	108.24	94.09	28.29	115.04	40.02	511.24	96.58 to 102.50	28,904	27,197
1940 TO 1949	17	92.41	96.54	88.23	16.33	109.42	63.33	138.48	84.21 to 113.58	44,364	39,142
1950 TO 1959	44	95.56	95.77	87.37	21.28	109.61	25.53	252.63	88.81 to 101.16	52,198	45,604
1960 TO 1969	21	98.88	104.36	99.11	13.95	105.29	67.42	164.40	95.58 to 109.83	48,909	48,475
1970 TO 1979	21	95.50	106.59	94.98	25.00	112.23	56.18	176.06	84.87 to 116.07	61,019	57,953
1980 TO 1989	14	96.52	95.98	92.02	11.63	104.30	79.45	129.19	80.38 to 106.30	99,414	91,484
1990 TO 1994	4	98.77	95.58	99.04	6.84	96.50	79.35	105.42	N/A	96,500	95,574
1995 TO 1999	1	84.19	84.19	84.19			84.19	84.19	N/A	90,000	75,773
2000 TO Present	5	92.90	91.72	91.45	9.24	100.29	75.25	102.15	N/A	88,000	80,474
ALL	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47	35,605	32,730

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	55	148.00	165.89	144.78	55.83	114.58	21.00	798.40	96.75 to 185.00	1,838	2,661
5000 TO 9999	43	102.40	118.93	119.11	57.43	99.85	15.50	511.24	72.66 to 132.41	7,102	8,460
Total \$											
1 TO 9999	98	123.07	145.28	125.49	60.14	115.77	15.50	798.40	93.61 to 144.26	4,148	5,205
10000 TO 29999	146	102.08	105.18	102.36	24.35	102.76	17.38	238.43	97.95 to 106.85	18,701	19,142
30000 TO 59999	98	93.78	91.58	89.97	17.86	101.79	25.53	199.69	89.88 to 96.95	41,949	37,741
60000 TO 99999	59	90.18	89.73	89.91	13.57	99.80	47.66	149.96	86.14 to 95.53	76,822	69,070
100000 TO 149999	22	81.28	82.17	81.80	14.02	100.45	58.67	103.67	74.87 to 98.54	117,909	96,453
150000 TO 249999	5	98.18	93.86	93.43	4.44	100.46	79.65	98.29	N/A	172,960	161,594
ALL	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47	35,605	32,730



## PA&amp;T 2005 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

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AVG. Assessed Value: 32,730 PRD: 117.28 MIN Sales Ratio: 15.50

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(!: Derived)

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	69	87.50	123.88	73.98	80.36	167.44	15.50	798.40	70.00 to 130.67	3,457	2,558
5000 TO 9999	31	98.00	127.31	91.67	54.40	138.87	27.80	538.00	90.95 to 131.31	8,373	7,676
Total \$											
1 TO 9999	100	94.27	124.94	83.20	69.40	150.17	15.50	798.40	84.13 to 116.80	4,981	4,144
10000 TO 29999	151	101.55	108.26	95.26	28.08	113.65	25.53	252.63	97.14 to 106.68	20,411	19,444
30000 TO 59999	107	95.08	99.94	91.17	21.87	109.62	47.66	511.24	90.20 to 98.96	45,166	41,176
60000 TO 99999	52	94.52	93.91	90.50	13.64	103.77	58.67	199.69	87.98 to 97.18	85,410	77,293
100000 TO 149999	13	98.54	96.38	93.75	12.20	102.81	75.85	149.96	80.45 to 103.67	116,923	109,613
150000 TO 249999	5	98.18	93.86	93.43	4.44	100.46	79.65	98.29	N/A	172,960	161,594
ALL											
	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47	35,605	32,730

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	94	85.72	97.53	84.15	49.30	115.91	15.50	415.70	77.22 to 94.60	20,125	16,935
10	3	104.80	111.46	102.07	11.35	109.20	96.95	132.63	N/A	21,166	21,604
20	170	103.05	123.83	98.62	39.98	125.56	25.53	798.40	98.00 to 110.50	22,594	22,282
30	155	96.47	96.88	90.24	18.17	107.36	33.44	250.29	93.01 to 98.29	55,813	50,367
40	6	98.18	94.95	95.59	3.64	99.34	83.05	98.87	83.05 to 98.87	131,966	126,144
ALL											
	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47	35,605	32,730

## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	90	85.72	97.81	83.38	49.80	117.30	15.50	415.70	77.22 to 94.60	19,889	16,584
100	6	125.68	123.93	90.56	32.77	136.84	75.25	173.20	75.25 to 173.20	26,916	24,376
101	255	98.47	112.23	94.44	30.19	118.84	25.53	798.40	97.10 to 100.75	39,151	36,972
102	6	86.15	91.28	88.32	22.07	103.35	58.50	141.98	58.50 to 141.98	56,083	49,531
103	2	100.49	100.49	98.79	1.91	101.72	98.57	102.40	N/A	44,000	43,467
104	65	96.58	106.13	89.33	30.46	118.82	40.02	511.24	89.09 to 100.24	42,020	37,536
106	3	80.54	82.78	72.57	38.71	114.07	37.14	130.67	N/A	6,416	4,656
301	1	80.45	80.45	80.45			80.45	80.45	N/A	129,000	103,775
ALL											
	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47	35,605	32,730

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	428	<b>MEDIAN:</b>	<b>97</b>	COV:	59.09	95% Median C.I.:	94.93 to 98.47
TOTAL Sales Price:	15,197,105	WGT. MEAN:	92	STD:	63.70	95% Wgt. Mean C.I.:	89.43 to 94.42
TOTAL Adj.Sales Price:	15,239,255	MEAN:	108	AVG.ABS.DEV:	32.73	95% Mean C.I.:	101.77 to 113.84
TOTAL Assessed Value:	14,008,648						
AVG. Adj. Sales Price:	35,605	COD:	33.72	MAX Sales Ratio:	798.40		
AVG. Assessed Value:	32,730	PRD:	117.28	MIN Sales Ratio:	15.50		

(!: AVTot=0)  
(!: Derived)

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	95	87.10	97.88	84.22	48.53	116.22	15.50	415.70	78.33 to 94.60	19,945	16,798
10	16	135.74	139.95	107.60	37.42	130.06	62.76	250.29	91.11 to 205.00	13,140	14,139
20	10	129.47	160.25	99.94	55.90	160.34	25.53	511.24	50.08 to 176.06	25,490	25,475
30	280	97.72	108.55	92.28	28.78	117.63	33.44	798.40	95.53 to 99.62	37,271	34,393
40	24	97.78	95.45	93.12	8.38	102.49	75.25	128.44	86.71 to 98.88	91,362	85,080
50	1	98.57	98.57	98.57			98.57	98.57	N/A	112,500	110,886
60	2	108.73	108.73	107.87	6.05	100.80	102.15	115.31	N/A	69,000	74,431
ALL	428	97.06	107.81	91.92	33.72	117.28	15.50	798.40	94.93 to 98.47	35,605	32,730

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:1 of 6

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>86</b>	COV:	41.89	95% Median C.I.:	78.93 to 99.75	(! : Derived)
TOTAL Sales Price:	1,437,970	WGT. MEAN:	94	STD:	38.30	95% Wgt. Mean C.I.:	80.13 to 106.97	
TOTAL Adj.Sales Price:	1,396,170	MEAN:	91	AVG.ABS.DEV:	28.59	95% Mean C.I.:	80.38 to 102.52	
TOTAL Assessed Value:	1,306,115							
AVG. Adj. Sales Price:	30,351	COD:	33.22	MAX Sales Ratio:	181.81			
AVG. Assessed Value:	28,393	PRD:	97.75	MIN Sales Ratio:	15.90			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/01 TO 09/30/01	3	89.74	109.90	91.48	40.99	120.14	64.80	175.17	N/A		30,500	27,901
10/01/01 TO 12/31/01	5	103.89	107.48	125.22	20.25	85.84	74.43	136.16	N/A		49,140	61,532
01/01/02 TO 03/31/02	4	87.30	83.85	92.04	25.59	91.09	47.18	113.60	N/A		22,025	20,272
04/01/02 TO 06/30/02	5	109.41	108.80	114.92	31.09	94.68	34.20	181.81	N/A		22,200	25,511
07/01/02 TO 09/30/02												
10/01/02 TO 12/31/02	2	80.48	80.48	91.23	16.48	88.22	67.22	93.74	N/A		23,750	21,667
01/01/03 TO 03/31/03	3	122.97	114.97	118.03	15.08	97.41	83.15	138.79	N/A		14,766	17,428
04/01/03 TO 06/30/03	4	83.91	71.51	78.92	16.04	90.60	32.30	85.91	N/A		34,650	27,347
07/01/03 TO 09/30/03	5	77.21	73.75	80.24	12.93	91.91	58.00	86.22	N/A		18,644	14,959
10/01/03 TO 12/31/03	3	114.30	105.15	79.34	26.54	132.53	55.07	146.08	N/A		27,833	22,083
01/01/04 TO 03/31/04	6	90.98	80.78	89.96	19.56	89.79	24.19	99.84	24.19 to 99.84		39,375	35,423
04/01/04 TO 06/30/04	6	71.59	83.22	68.13	66.62	122.15	15.90	161.65	15.90 to 161.65		36,083	24,583
____Study Years____												
07/01/01 TO 06/30/02	17	98.77	102.74	111.88	29.76	91.83	34.20	181.81	74.43 to 133.20		31,547	35,294
07/01/02 TO 06/30/03	9	84.03	87.99	88.98	23.13	98.89	32.30	138.79	67.22 to 122.97		25,600	22,778
07/01/03 TO 06/30/04	20	82.17	83.41	79.61	35.47	104.78	15.90	161.65	62.80 to 99.75		31,473	25,054
____Calendar Yrs____												
01/01/02 TO 12/31/02	11	98.05	94.58	102.18	28.36	92.56	34.20	181.81	47.18 to 120.52		22,418	22,907
01/01/03 TO 12/31/03	15	84.03	87.68	84.18	25.90	104.15	32.30	146.08	62.80 to 114.30		23,974	20,181
____ALL____												
	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75		30,351	28,393

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
ANSELMO	1	89.74	89.74	89.74			89.74	89.74	N/A		31,500	28,269
ANSLEY	5	62.80	77.74	70.18	49.44	110.77	27.33	161.65	N/A		12,600	8,842
ARNOLD	4	57.20	69.98	78.56	52.86	89.07	32.30	133.20	N/A		16,250	12,766
BROKEN BOW	20	99.26	105.85	103.46	18.07	102.31	74.43	175.17	85.82 to 114.30		44,846	46,395
CALLAWAY	4	93.52	98.26	115.67	47.68	84.95	24.19	181.81	N/A		16,437	19,013
MASON CITY	2	77.35	77.35	28.53	79.45	271.12	15.90	138.79	N/A		30,650	8,744
MERNA	2	71.01	71.01	68.75	8.74	103.28	64.80	77.21	N/A		33,000	22,687
OCONTO	4	80.87	86.80	115.69	39.30	75.03	34.20	151.26	N/A		9,050	10,469
SARGENT	4	74.78	73.59	66.84	19.24	110.10	55.07	89.74	N/A		27,625	18,465
____ALL____												
	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75		30,351	28,393

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>86</b>	COV:	41.89	95% Median C.I.:	78.93 to 99.75	(! : Derived)
TOTAL Sales Price:	1,437,970	WGT. MEAN:	94	STD:	38.30	95% Wgt. Mean C.I.:	80.13 to 106.97	
TOTAL Adj.Sales Price:	1,396,170	MEAN:	91	AVG.ABS.DEV:	28.59	95% Mean C.I.:	80.38 to 102.52	
TOTAL Assessed Value:	1,306,115							
AVG. Adj. Sales Price:	30,351	COD:	33.22	MAX Sales Ratio:	181.81			
AVG. Assessed Value:	28,393	PRD:	97.75	MIN Sales Ratio:	15.90			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	43	86.22	91.01	94.11	32.34	96.71	15.90	181.81	78.93 to 99.75	30,708	28,898
2	3	84.52	97.78	83.85	45.15	116.61	47.18	161.65	N/A	25,240	21,165
ALL	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75	30,351	28,393

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	34	94.94	95.27	94.58	32.34	100.74	15.90	181.81	79.83 to 109.41	36,147	34,186
2	12	79.49	80.61	86.01	24.28	93.72	24.19	146.08	63.35 to 86.22	13,930	11,982
ALL	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75	30,351	28,393

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>86</b>	COV:	41.89	95% Median C.I.:	78.93 to 99.75	(! : Derived)
TOTAL Sales Price:	1,437,970	WGT. MEAN:	94	STD:	38.30	95% Wgt. Mean C.I.:	80.13 to 106.97	
TOTAL Adj.Sales Price:	1,396,170	MEAN:	91	AVG.ABS.DEV:	28.59	95% Mean C.I.:	80.38 to 102.52	
TOTAL Assessed Value:	1,306,115							
AVG. Adj. Sales Price:	30,351	COD:	33.22	MAX Sales Ratio:	181.81			
AVG. Assessed Value:	28,393	PRD:	97.75	MIN Sales Ratio:	15.90			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0015	3	77.21	77.25	75.53	10.77	102.28	64.80	89.74	N/A	32,500	24,548
21-0025	20	99.26	105.85	103.46	18.07	102.31	74.43	175.17	85.82 to 114.30	44,846	46,395
21-0044	5	62.80	77.74	70.18	49.44	110.77	27.33	161.65	N/A	12,600	8,842
21-0075											
21-0084	3	86.22	77.01	67.84	13.41	113.52	55.07	89.74	N/A	28,666	19,446
21-0089	4	57.20	69.98	78.56	52.86	89.07	32.30	133.20	N/A	16,250	12,766
21-0153											
21-0164											
21-0169	2	77.35	77.35	28.53	79.45	271.12	15.90	138.79	N/A	30,650	8,744
21-0180	5	83.15	91.28	101.47	47.66	89.96	24.19	181.81	N/A	18,050	18,315
21-0234											
21-0256	4	80.87	86.80	115.69	39.30	75.03	34.20	151.26	N/A	9,050	10,469
21-0523											
24-0020											
24-0081											
24-0101											
58-0025											
82-0015											
88-0005											
88-0021											
88-0026											
NonValid School											
ALL	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75	30,351	28,393

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>86</b>	COV:	41.89	95% Median C.I.:	78.93 to 99.75	(! : Derived)
TOTAL Sales Price:	1,437,970	WGT. MEAN:	94	STD:	38.30	95% Wgt. Mean C.I.:	80.13 to 106.97	
TOTAL Adj.Sales Price:	1,396,170	MEAN:	91	AVG.ABS.DEV:	28.59	95% Mean C.I.:	80.38 to 102.52	
TOTAL Assessed Value:	1,306,115							
AVG. Adj. Sales Price:	30,351	COD:	33.22	MAX Sales Ratio:	181.81			
AVG. Assessed Value:	28,393	PRD:	97.75	MIN Sales Ratio:	15.90			

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	38	84.27	89.48	93.79	35.93	95.40	15.90	181.81	75.83 to 99.84	28,978	27,178
Prior TO 1860											
1860 TO 1899	2	142.29	142.29	130.40	23.11	109.12	109.41	175.17	N/A	23,500	30,643
1900 TO 1919	1	98.05	98.05	98.05			98.05	98.05	N/A	28,000	27,455
1920 TO 1939	1	85.82	85.82	85.82			85.82	85.82	N/A	85,000	72,945
1940 TO 1949	1	89.74	89.74	89.74			89.74	89.74	N/A	15,500	13,910
1950 TO 1959											
1960 TO 1969	1	93.74	93.74	93.74			93.74	93.74	N/A	43,000	40,310
1970 TO 1979											
1980 TO 1989	1	89.74	89.74	89.74			89.74	89.74	N/A	31,500	28,269
1990 TO 1994											
1995 TO 1999	1	64.80	64.80	64.80			64.80	64.80	N/A	45,000	29,160
2000 TO Present											
ALL	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75	30,351	28,393

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	71.53	72.94	70.73	11.09	103.12	62.80	85.91	N/A	1,675	1,184
5000 TO 9999	4	110.97	98.06	92.82	40.00	105.64	24.19	146.08	N/A	7,012	6,509
Total \$											
1 TO 9999	8	79.49	85.50	88.56	35.21	96.54	24.19	146.08	24.19 to 146.08	4,343	3,846
10000 TO 29999	20	87.98	95.18	96.88	42.36	98.25	27.33	181.81	63.35 to 120.52	19,425	18,819
30000 TO 59999	14	94.94	88.08	83.99	19.41	104.88	15.90	122.97	64.80 to 109.41	40,837	34,297
60000 TO 99999	3	84.03	83.23	83.27	2.38	99.95	79.83	85.82	N/A	80,333	66,891
150000 TO 249999	1	136.16	136.16	136.16			136.16	136.16	N/A	160,200	218,121
ALL	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75	30,351	28,393

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:5 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>86</b>	COV:	41.89	95% Median C.I.:	78.93 to 99.75	(! : Derived)
TOTAL Sales Price:	1,437,970	WGT. MEAN:	94	STD:	38.30	95% Wgt. Mean C.I.:	80.13 to 106.97	
TOTAL Adj.Sales Price:	1,396,170	MEAN:	91	AVG.ABS.DEV:	28.59	95% Mean C.I.:	80.38 to 102.52	
TOTAL Assessed Value:	1,306,115							
AVG. Adj. Sales Price:	30,351	COD:	33.22	MAX Sales Ratio:	181.81			
AVG. Assessed Value:	28,393	PRD:	97.75	MIN Sales Ratio:	15.90			

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	62.80	54.64	37.93	31.45	144.05	24.19	85.91	24.19 to 85.91	5,421	2,056
5000 TO 9999	6	70.58	78.21	41.61	63.01	187.96	15.90	146.08	15.90 to 146.08	17,966	7,475
Total \$											
1 TO 9999	13	62.80	65.52	40.65	49.62	161.17	15.90	146.08	27.33 to 85.91	11,211	4,557
10000 TO 29999	16	87.98	93.45	85.78	28.47	108.93	47.18	175.17	64.80 to 114.30	24,500	21,016
30000 TO 59999	13	103.89	113.38	107.56	18.84	105.41	83.79	181.81	93.74 to 133.20	35,170	37,830
60000 TO 99999	3	84.03	83.23	83.27	2.38	99.95	79.83	85.82	N/A	80,333	66,891
150000 TO 249999	1	136.16	136.16	136.16			136.16	136.16	N/A	160,200	218,121
ALL											
	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75	30,351	28,393

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	79.49	80.61	86.01	24.28	93.72	24.19	146.08	63.35 to 86.22	13,930	11,982
10	13	89.74	93.13	77.11	41.54	120.78	15.90	181.81	55.07 to 138.79	26,484	20,421
20	20	95.90	96.44	101.46	28.64	95.05	27.33	175.17	83.79 to 114.30	41,860	42,471
30	1	99.84	99.84	99.84			99.84	99.84	N/A	47,500	47,424
ALL											
	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75	30,351	28,393

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:6 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>86</b>	COV:	41.89	95% Median C.I.:	78.93 to 99.75	(! : Derived)
TOTAL Sales Price:	1,437,970	WGT. MEAN:	94	STD:	38.30	95% Wgt. Mean C.I.:	80.13 to 106.97	
TOTAL Adj.Sales Price:	1,396,170	MEAN:	91	AVG.ABS.DEV:	28.59	95% Mean C.I.:	80.38 to 102.52	
TOTAL Assessed Value:	1,306,115							
AVG. Adj. Sales Price:	30,351	COD:	33.22	MAX Sales Ratio:	181.81			
AVG. Assessed Value:	28,393	PRD:	97.75	MIN Sales Ratio:	15.90			

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	79.49	80.61	86.01	24.28	93.72	24.19	146.08	63.35 to 86.22	13,930	11,982
300	2	88.94	88.94	84.55	10.24	105.19	79.83	98.05	N/A	54,000	45,659
343	1	136.16	136.16	136.16			136.16	136.16	N/A	160,200	218,121
344	1	93.74	93.74	93.74			93.74	93.74	N/A	43,000	40,310
346	1	151.26	151.26	151.26			151.26	151.26	N/A	24,500	37,058
349	1	161.65	161.65	161.65			161.65	161.65	N/A	10,000	16,165
350	2	62.20	62.20	61.85	24.14	100.56	47.18	77.21	N/A	21,500	13,297
351	1	84.03	84.03	84.03			84.03	84.03	N/A	76,000	63,864
352	4	99.58	115.03	99.39	27.37	115.74	85.82	175.17	N/A	40,875	40,625
353	5	99.75	100.14	93.81	22.33	106.75	55.07	133.20	N/A	32,600	30,581
380	1	114.30	114.30	114.30			114.30	114.30	N/A	25,000	28,576
406	2	29.81	29.81	29.19	8.32	102.12	27.33	32.30	N/A	18,000	5,255
442	4	108.86	103.86	68.74	51.85	151.08	15.90	181.81	N/A	25,325	17,408
460	1	96.14	96.14	96.14			96.14	96.14	N/A	36,000	34,612
470	1	99.84	99.84	99.84			99.84	99.84	N/A	47,500	47,424
528	4	101.33	95.30	101.05	16.69	94.31	58.00	120.52	N/A	22,250	22,483
531	1	64.80	64.80	64.80			64.80	64.80	N/A	45,000	29,160
532	1	83.79	83.79	83.79			83.79	83.79	N/A	48,000	40,220
555	1	34.20	34.20	34.20			34.20	34.20	N/A	10,000	3,420
ALL	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75	30,351	28,393

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75	30,351	28,393
04											
ALL	46	86.07	91.45	93.55	33.22	97.75	15.90	181.81	78.93 to 99.75	30,351	28,393



**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>74</b>	COV:	23.62	95% Median C.I.:	71.02 to 76.61	(! : Derived)
(AgLand) TOTAL Sales Price:	21,785,793	WGT. MEAN:	73	STD:	17.61	95% Wgt. Mean C.I.:	69.02 to 76.71	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,386,920	MEAN:	75	AVG.ABS.DEV:	12.76	95% Mean C.I.:	71.73 to 77.39	
(AgLand) TOTAL Assessed Value:	16,312,880							
AVG. Adj. Sales Price:	150,247	COD:	17.24	MAX Sales Ratio:	131.70			
AVG. Assessed Value:	109,482	PRD:	102.32	MIN Sales Ratio:	27.94			

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
<u>Qrtrs</u>												
07/01/01 TO 09/30/01	2	56.22	56.22	55.83	12.18	100.69	49.37	63.07	N/A		156,245	87,239
10/01/01 TO 12/31/01	14	72.25	74.66	71.77	12.98	104.02	53.73	96.68	64.35 to 89.46		146,111	104,864
01/01/02 TO 03/31/02	15	76.71	77.25	80.35	12.47	96.14	60.47	103.31	67.77 to 86.85		204,175	164,055
04/01/02 TO 06/30/02	7	76.05	74.75	78.64	10.74	95.05	53.93	92.83	53.93 to 92.83		148,588	116,855
07/01/02 TO 09/30/02	1	94.15	94.15	94.15			94.15	94.15	N/A		55,000	51,783
10/01/02 TO 12/31/02	9	76.62	74.16	72.70	11.60	102.00	41.73	92.47	62.26 to 82.88		108,239	78,693
01/01/03 TO 03/31/03	34	73.17	74.03	71.84	14.00	103.04	42.97	110.76	67.17 to 79.58		138,809	99,723
04/01/03 TO 06/30/03	11	76.61	75.72	71.54	11.12	105.83	55.92	99.28	60.37 to 86.83		166,518	119,132
07/01/03 TO 09/30/03	4	67.90	71.25	70.37	25.19	101.25	52.65	96.52	N/A		263,741	185,583
10/01/03 TO 12/31/03	7	77.90	81.06	83.74	24.20	96.79	55.88	127.03	55.88 to 127.03		121,749	101,956
01/01/04 TO 03/31/04	22	75.29	80.71	71.31	21.56	113.18	51.26	131.70	64.95 to 84.66		127,605	90,990
04/01/04 TO 06/30/04	23	66.67	66.54	68.09	23.85	97.72	27.94	107.88	62.84 to 78.77		157,877	107,503
<u>Study Years</u>												
07/01/01 TO 06/30/02	38	74.40	74.73	76.17	13.35	98.10	49.37	103.31	68.83 to 78.64		170,021	129,510
07/01/02 TO 06/30/03	55	75.62	74.75	72.04	13.25	103.76	41.73	110.76	70.45 to 79.07		137,825	99,292
07/01/03 TO 06/30/04	56	72.02	74.26	71.06	23.84	104.50	27.94	131.70	65.95 to 78.77		149,030	105,899
<u>Calendar Yrs</u>												
01/01/02 TO 12/31/02	32	76.66	76.36	78.70	12.18	97.03	41.73	103.31	70.53 to 81.30		160,372	126,214
01/01/03 TO 12/31/03	56	74.17	75.04	72.79	15.65	103.09	42.97	127.03	67.77 to 79.07		151,043	109,948
<u>ALL</u>												
	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61		150,247	109,482

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

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(AgLand) TOTAL Adj.Sales Price:	22,386,920	MEAN:	75	AVG.ABS.DEV:	12.76	95% Mean C.I.:	71.73 to 77.39	
(AgLand) TOTAL Assessed Value:	16,312,880							
AVG. Adj. Sales Price:	150,247	COD:	17.24	MAX Sales Ratio:	131.70			
AVG. Assessed Value:	109,482	PRD:	102.32	MIN Sales Ratio:	27.94			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2019	1	103.39	103.39	103.39			103.39	103.39	N/A	37,954	39,240
2023	1	41.73	41.73	41.73			41.73	41.73	N/A	140,650	58,688
2027	6	72.21	77.30	79.17	14.21	97.64	62.06	104.61	62.06 to 104.61	136,552	108,106
2029	7	70.53	72.20	73.40	14.14	98.36	60.37	91.73	60.37 to 91.73	139,688	102,534
2031	2	78.96	78.96	60.13	25.73	131.32	58.64	99.28	N/A	136,625	82,154
2033	4	82.96	87.46	95.32	12.12	91.76	76.05	107.88	N/A	195,216	186,075
2153	3	61.16	64.76	68.10	18.73	95.09	49.37	83.74	N/A	183,418	124,909
2157	3	73.67	70.81	74.09	12.22	95.57	55.88	82.88	N/A	116,900	86,612
2159	1	81.16	81.16	81.16			81.16	81.16	N/A	124,397	100,965
2161	1	55.63	55.63	55.63			55.63	55.63	N/A	100,000	55,625
2163	1	68.59	68.59	68.59			68.59	68.59	N/A	208,000	142,657
2301	1	75.50	75.50	75.50			75.50	75.50	N/A	48,842	36,875
2303	3	64.95	62.51	59.54	10.30	104.99	51.26	71.32	N/A	220,000	130,983
2305	1	55.92	55.92	55.92			55.92	55.92	N/A	154,466	86,379
2307	2	69.14	69.14	71.83	22.29	96.26	53.73	84.56	N/A	116,262	83,511
2309	6	87.18	84.79	79.20	26.18	107.06	42.97	131.70	42.97 to 131.70	248,715	196,984
2311	4	91.87	88.03	87.11	6.41	101.06	73.97	94.43	N/A	226,474	197,282
2315	3	86.83	85.13	83.21	1.97	102.30	81.71	86.85	N/A	66,000	54,920
2317	1	79.57	79.57	79.57			79.57	79.57	N/A	153,000	121,749
2439	4	76.47	77.54	78.35	2.35	98.96	75.62	81.60	N/A	80,862	63,356
2441	3	65.95	81.88	62.79	37.59	130.41	52.65	127.03	N/A	250,120	157,043
2445	2	66.10	66.10	66.02	0.27	100.11	65.92	66.28	N/A	80,750	53,313
2447	2	65.41	65.41	69.05	14.68	94.74	55.81	75.02	N/A	148,000	102,192
2449	6	63.39	62.84	62.20	9.44	101.03	50.23	72.93	50.23 to 72.93	145,781	90,678
2453	1	96.52	96.52	96.52			96.52	96.52	N/A	358,965	346,480
2455	1	54.51	54.51	54.51			54.51	54.51	N/A	262,500	143,090
2591	1	62.79	62.79	62.79			62.79	62.79	N/A	235,000	147,565
2593	3	77.90	76.55	75.17	4.64	101.84	70.45	81.30	N/A	189,865	142,720
2595	2	56.38	56.38	40.75	35.89	138.34	36.14	76.61	N/A	129,782	52,888
2597	3	103.31	96.23	88.91	8.14	108.23	80.08	105.30	N/A	166,811	148,317
2599	6	70.13	68.26	81.04	18.70	84.23	32.23	93.73	32.23 to 93.73	87,616	71,006
2601	5	79.58	75.17	75.52	8.84	99.54	53.93	85.42	N/A	91,700	69,248
2605	3	64.35	67.18	65.57	5.97	102.46	62.84	74.36	N/A	97,818	64,137
2607	2	78.46	78.46	74.17	17.86	105.79	64.44	92.47	N/A	144,144	106,905
2735	3	67.88	55.73	61.38	21.33	90.81	27.94	71.38	N/A	164,653	101,057
2737	2	74.64	74.64	73.65	7.79	101.34	68.83	80.45	N/A	264,940	195,130
2741	2	59.74	59.74	71.39	31.90	83.67	40.68	78.79	N/A	218,947	156,310
2743	7	94.15	98.94	89.08	17.67	111.08	72.79	131.68	72.79 to 131.68	61,394	54,688

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>74</b>	COV:	23.62	95% Median C.I.:	71.02 to 76.61	(!: Derived)
(AgLand) TOTAL Sales Price:	21,785,793	WGT. MEAN:	73	STD:	17.61	95% Wgt. Mean C.I.:	69.02 to 76.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,386,920	MEAN:	75	AVG.ABS.DEV:	12.76	95% Mean C.I.:	71.73 to 77.39	
(AgLand) TOTAL Assessed Value:	16,312,880							

AVG. Adj. Sales Price:	150,247	COD:	17.24	MAX Sales Ratio:	131.70
AVG. Assessed Value:	109,482	PRD:	102.32	MIN Sales Ratio:	27.94

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2745	1	89.48	89.48	89.48			89.48	89.48	N/A	76,000	68,008
2747	1	78.39	78.39	78.39			78.39	78.39	N/A	87,500	68,590
2749	3	53.92	54.82	43.49	29.46	126.06	31.44	79.09	N/A	269,000	116,975
2887	2	70.98	70.98	72.16	2.05	98.37	69.53	72.44	N/A	194,000	139,985
2889	3	76.62	76.58	76.66	0.13	99.90	76.40	76.71	N/A	86,409	66,238
2891	3	79.99	81.41	81.01	2.87	100.50	78.69	85.56	N/A	216,000	174,972
2895	1	67.17	67.17	67.17			67.17	67.17	N/A	34,155	22,941
2899	1	66.67	66.67	66.67			66.67	66.67	N/A	960	640
2901	2	68.78	68.78	68.58	4.41	100.29	65.74	71.82	N/A	160,475	110,057
3029	4	65.75	68.04	65.93	9.03	103.20	60.47	80.18	N/A	147,875	97,497
3033	3	66.28	65.91	65.51	2.63	100.62	63.11	68.34	N/A	120,424	78,884
3035	3	67.72	68.86	71.36	9.48	96.49	59.80	79.07	N/A	117,866	84,115
3037	4	75.40	82.33	74.97	14.47	109.82	67.77	110.76	N/A	103,950	77,933
3039	1	75.68	75.68	75.68			75.68	75.68	N/A	127,840	96,750
3041	1	73.13	73.13	73.13			73.13	73.13	N/A	59,150	43,255
3043	5	72.21	76.84	76.38	9.11	100.59	69.00	92.83	N/A	224,950	171,827
3045	2	75.19	75.19	79.76	16.12	94.27	63.07	87.31	N/A	236,745	188,831

ALL											
	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61	150,247	109,482

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	77	73.97	75.84	74.36	18.82	101.99	27.94	131.70	67.88 to 79.58	141,940	105,550
2	6	72.98	72.40	64.82	18.08	111.70	51.26	103.39	51.26 to 103.39	177,645	115,147
3	15	71.32	73.74	74.04	19.11	99.59	41.73	104.61	61.09 to 87.15	112,251	83,112
4	16	72.33	70.84	67.35	12.83	105.19	31.44	92.83	63.07 to 79.09	205,466	138,373
5	23	78.39	75.31	73.89	13.50	101.92	36.14	110.76	67.77 to 79.99	132,728	98,074
6	12	70.77	71.94	75.10	14.96	95.78	49.37	107.88	60.37 to 79.57	197,305	148,185

ALL											
	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61	150,247	109,482

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61	150,247	109,482

ALL											
	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61	150,247	109,482

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(AgLand) TOTAL Adj.Sales Price:	22,386,920	MEAN:	75	AVG.ABS.DEV:	12.76	95% Mean C.I.:	71.73 to 77.39	
(AgLand) TOTAL Assessed Value:	16,312,880							
AVG. Adj. Sales Price:	150,247	COD:	17.24	MAX Sales Ratio:	131.70			
AVG. Assessed Value:	109,482	PRD:	102.32	MIN Sales Ratio:	27.94			

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SCHOOL DISTRICT *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)												
05-0071	1	103.39	103.39	103.39			103.39	103.39	N/A		37,954	39,240
21-0015	20	66.77	70.45	63.38	23.98	111.16	41.73	131.70	55.63 to 80.69		147,911	93,744
21-0025	21	72.98	70.99	71.88	15.10	98.76	32.23	93.73	65.92 to 80.30		139,278	100,116
21-0044	10	69.86	72.07	69.90	18.84	103.11	27.94	127.03	64.44 to 81.60		134,040	93,696
21-0075												
21-0084	19	78.64	77.16	79.03	17.04	97.63	49.37	107.88	61.09 to 91.73		159,938	126,394
21-0089	10	63.87	64.60	60.89	20.16	106.08	31.44	96.52	53.92 to 79.09		217,030	132,155
21-0153	2	70.98	70.98	72.16	2.05	98.37	69.53	72.44	N/A		194,000	139,985
21-0164	2	63.23	63.23	59.89	5.43	105.58	59.80	66.67	N/A		34,880	20,890
21-0169	1	65.74	65.74	65.74			65.74	65.74	N/A		170,950	112,390
21-0180	27	78.69	81.19	75.79	15.21	107.12	36.14	131.68	76.40 to 85.56		138,380	104,883
21-0234	1	62.84	62.84	62.84			62.84	62.84	N/A		123,800	77,790
21-0256	6	75.38	78.79	73.77	11.41	106.81	67.72	110.76	67.72 to 110.76		111,140	81,986
21-0523	9	73.67	77.98	85.96	15.60	90.72	55.88	104.61	62.06 to 93.67		211,866	182,125
24-0020	2	75.19	75.19	79.76	16.12	94.27	63.07	87.31	N/A		236,745	188,831
24-0081	4	75.07	77.99	79.66	10.95	97.90	69.00	92.83	N/A		157,437	125,420
24-0101	3	66.28	69.48	69.91	8.03	99.38	63.11	79.07	N/A		150,218	105,022
58-0025	2	82.96	82.96	82.23	5.06	100.89	78.77	87.15	N/A		131,633	108,240
82-0015	4	65.75	68.04	65.93	9.03	103.20	60.47	80.18	N/A		147,875	97,497
88-0005	1	79.57	79.57	79.57			79.57	79.57	N/A		153,000	121,749
88-0021	4	76.47	80.26	81.72	5.90	98.21	75.62	92.47	N/A		73,062	59,707
88-0026												
NonValid School												
ALL	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61		150,247	109,482

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State Stat Run

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**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	2	97.88	97.88	103.43	31.89	94.64	66.67	129.09	N/A	1,167	1,207
10.01 TO 30.00	2	49.70	49.70	57.59	35.15	86.30	32.23	67.17	N/A	23,527	13,549
30.01 TO 50.00	5	61.09	67.25	49.14	31.79	136.83	27.94	99.28	N/A	45,492	22,357
50.01 TO 100.00	20	71.16	74.65	66.13	22.61	112.88	40.68	131.70	61.16 to 76.62	58,621	38,766
100.01 TO 180.00	46	72.96	72.32	67.87	14.57	106.54	41.73	110.76	67.27 to 77.07	118,807	80,639
180.01 TO 330.00	37	71.82	73.25	67.13	16.98	109.12	31.44	127.03	67.72 to 79.09	159,214	106,878
330.01 TO 650.00	24	78.76	78.55	78.57	10.98	99.98	55.92	96.68	73.97 to 87.15	207,078	162,703
650.01 +	13	77.90	81.76	83.00	15.92	98.51	51.26	107.88	70.45 to 96.52	354,745	294,420
ALL	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61	150,247	109,482

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	86.83	87.51	72.65	24.24	120.47	53.73	131.70	55.81 to 129.09	42,093	30,579
DRY-N/A	8	72.09	73.32	72.42	20.81	101.24	40.68	105.30	40.68 to 105.30	112,594	81,543
GRASS	53	75.87	75.65	77.59	14.15	97.51	32.23	127.03	68.83 to 79.07	140,585	109,075
GRASS-N/A	48	74.72	77.59	77.00	15.98	100.77	36.14	131.68	71.82 to 81.16	152,420	117,362
IRRGTD	3	54.51	57.21	57.80	11.25	98.99	49.37	67.77	N/A	217,833	125,899
IRRGTD-N/A	28	66.56	65.34	63.19	17.48	103.41	27.94	85.56	61.09 to 73.67	203,093	128,328
ALL	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61	150,247	109,482

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	86.83	86.89	80.01	21.53	108.59	53.73	131.70	67.77 to 105.30	57,178	45,751
DRY-N/A	4	62.41	61.15	62.06	16.94	98.54	40.68	79.09	N/A	134,068	83,198
GRASS	78	75.96	76.54	77.98	14.48	98.15	32.23	131.68	72.98 to 78.75	145,574	113,521
GRASS-N/A	23	72.93	76.69	75.01	16.40	102.24	55.63	110.76	67.27 to 87.31	148,364	111,293
IRRGTD	17	67.77	68.25	66.67	15.09	102.36	42.97	85.56	54.51 to 81.71	191,642	127,776
IRRGTD-N/A	14	62.08	60.07	58.36	19.77	102.94	27.94	84.56	41.73 to 73.67	220,155	128,478
ALL	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61	150,247	109,482

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>74</b>	COV:	23.62	95% Median C.I.:	71.02 to 76.61	(!: Derived)
(AgLand) TOTAL Sales Price:	21,785,793	WGT. MEAN:	73	STD:	17.61	95% Wgt. Mean C.I.:	69.02 to 76.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,386,920	MEAN:	75	AVG.ABS.DEV:	12.76	95% Mean C.I.:	71.73 to 77.39	
(AgLand) TOTAL Assessed Value:	16,312,880							
AVG. Adj. Sales Price:	150,247	COD:	17.24	MAX Sales Ratio:	131.70			
AVG. Assessed Value:	109,482	PRD:	102.32	MIN Sales Ratio:	27.94			

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**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	17	76.62	80.83	72.49	24.57	111.51	40.68	131.70	60.47 to 97.47	75,270	54,562
GRASS	100	75.65	76.47	77.07	14.96	99.22	32.23	131.68	72.79 to 78.39	144,412	111,297
GRASS-N/A	1	87.31	87.31	87.31			87.31	87.31	N/A	326,000	284,643
IRRGTD	29	67.17	65.87	63.23	16.10	104.17	31.44	85.56	61.09 to 73.67	209,833	132,684
IRRGTD-N/A	2	45.51	45.51	48.26	38.60	94.29	27.94	63.07	N/A	127,475	61,523
ALL	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61	150,247	109,482

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	97.88	97.88	103.43	31.89	94.64	66.67	129.09	N/A	1,167	1,207
Total \$											
1 TO 9999	2	97.88	97.88	103.43	31.89	94.64	66.67	129.09	N/A	1,167	1,207
10000 TO 29999	7	97.47	93.69	96.67	24.47	96.91	32.23	131.70	32.23 to 131.70	20,506	19,823
30000 TO 59999	23	75.08	76.70	76.75	12.74	99.93	55.88	110.76	67.27 to 79.60	44,319	34,016
60000 TO 99999	26	74.51	74.03	73.03	15.00	101.36	40.68	127.03	67.88 to 79.58	79,290	57,905
100000 TO 149999	30	68.39	71.62	71.46	18.86	100.22	27.94	105.30	63.11 to 81.30	122,247	87,360
150000 TO 249999	39	71.82	72.78	72.91	13.89	99.82	36.14	104.61	66.28 to 78.69	191,727	139,791
250000 TO 499999	19	72.44	73.90	74.38	16.75	99.36	42.97	107.88	60.37 to 83.74	322,134	239,606
500000 +	3	52.65	59.25	66.43	39.40	89.20	31.44	93.67	N/A	631,594	419,538
ALL	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61	150,247	109,482

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>74</b>	COV:	23.62	95% Median C.I.:	71.02 to 76.61	(! : Derived)
(AgLand) TOTAL Sales Price:	21,785,793	WGT. MEAN:	73	STD:	17.61	95% Wgt. Mean C.I.:	69.02 to 76.71	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,386,920	MEAN:	75	AVG.ABS.DEV:	12.76	95% Mean C.I.:	71.73 to 77.39	
(AgLand) TOTAL Assessed Value:	16,312,880							
AVG. Adj. Sales Price:	150,247	COD:	17.24	MAX Sales Ratio:	131.70			
AVG. Assessed Value:	109,482	PRD:	102.32	MIN Sales Ratio:	27.94			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	66.67	76.00	43.14	48.43	176.15	32.23	129.09	N/A	5,078	2,191
5000 TO 9999	1	99.28	99.28	99.28			99.28	99.28	N/A	10,000	9,928
Total \$											
1 TO 9999	4	82.97	81.82	65.39	39.01	125.12	32.23	129.09	N/A	6,308	4,125
10000 TO 29999	14	71.16	76.17	71.96	17.11	105.85	55.88	131.68	61.09 to 86.83	34,104	24,540
30000 TO 59999	32	74.72	73.28	67.57	19.05	108.46	27.94	131.70	66.28 to 79.60	66,891	45,197
60000 TO 99999	32	70.35	72.58	68.78	17.71	105.52	36.14	127.03	63.11 to 79.09	112,865	77,626
100000 TO 149999	34	71.57	73.79	72.11	12.43	102.33	53.92	105.30	66.28 to 78.77	171,095	123,373
150000 TO 249999	23	75.02	74.69	70.93	17.46	105.29	31.44	104.61	68.83 to 83.74	259,612	184,154
250000 TO 499999	9	79.99	80.88	79.85	13.29	101.28	52.65	107.88	72.21 to 96.52	383,210	306,002
500000 +	1	93.67	93.67	93.67			93.67	93.67	N/A	894,783	838,159
ALL	149	73.97	74.56	72.87	17.24	102.32	27.94	131.70	71.02 to 76.61	150,247	109,482

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	429	MEDIAN:	91	COV:	60.65	95% Median C.I.:	88.29 to 95.12
TOTAL Sales Price:	15,435,480	WGT. MEAN:	83	STD:	62.32	95% Wgt. Mean C.I.:	79.08 to 86.07
TOTAL Adj.Sales Price:	15,477,630	MEAN:	103	AVG.ABS.DEV:	36.93	95% Mean C.I.:	96.86 to 108.65
TOTAL Assessed Value:	12,780,900						
AVG. Adj. Sales Price:	36,078	COD:	40.39	MAX Sales Ratio:	798.40		
AVG. Assessed Value:	29,792	PRD:	124.44	MIN Sales Ratio:	1.75		

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/02 TO 09/30/02	55	110.04	114.84	101.75	26.92	112.87	33.44	236.10	99.82 to 124.62	27,212	27,688
10/01/02 TO 12/31/02	29	97.84	112.78	91.21	32.92	123.64	41.13	196.33	88.11 to 116.41	35,796	32,651
01/01/03 TO 03/31/03	33	93.85	98.76	90.42	29.88	109.23	21.00	210.73	85.27 to 105.78	34,213	30,934
04/01/03 TO 06/30/03	57	88.58	97.59	84.50	36.95	115.49	27.80	225.63	76.11 to 98.77	39,824	33,651
07/01/03 TO 09/30/03	77	83.47	98.86	75.92	44.41	130.21	21.08	285.00	74.53 to 96.45	44,956	34,130
10/01/03 TO 12/31/03	57	88.90	95.28	80.59	38.67	118.23	16.56	267.80	68.76 to 100.38	33,575	27,059
01/01/04 TO 03/31/04	51	90.95	99.24	81.81	42.54	121.31	15.50	296.00	79.35 to 101.69	27,271	22,310
04/01/04 TO 06/30/04	70	84.30	108.12	74.31	55.94	145.51	1.75	798.40	76.40 to 95.10	39,678	29,483
-----Study Years-----											
07/01/02 TO 06/30/03	174	97.17	105.80	91.15	33.00	116.07	21.00	236.10	91.52 to 103.79	34,102	31,084
07/01/03 TO 06/30/04	255	85.92	100.68	77.25	46.15	130.34	1.75	798.40	80.18 to 92.12	37,426	28,910
-----Calendar Yrs-----											
01/01/03 TO 12/31/03	224	88.76	97.61	81.02	38.52	120.47	16.56	285.00	81.67 to 93.61	39,171	31,738
-----ALL-----											
	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ANSELMO	6	86.63	96.87	100.84	36.02	96.07	39.00	207.13	39.00 to 207.13	10,525	10,613
ANSLEY	29	100.38	105.78	82.49	32.06	128.23	40.02	188.80	78.26 to 122.81	20,991	17,316
ARNOLD	45	90.18	100.69	79.87	32.82	126.07	1.75	225.63	80.77 to 108.92	35,517	28,367
BERWYN	9	137.00	125.76	110.42	32.61	113.89	33.44	205.00	76.11 to 168.84	10,527	11,625
BROKEN BOW	161	88.58	95.03	82.58	33.10	115.08	15.50	285.00	83.05 to 94.86	47,013	38,821
CALLAWAY	36	85.00	84.90	79.24	30.19	107.14	21.08	202.16	73.07 to 99.82	37,955	30,077
COMSTOCK	16	116.87	169.91	99.95	71.36	170.00	27.93	798.40	97.84 to 197.04	11,565	11,559
MASON CITY	5	57.17	57.76	65.03	35.23	88.83	21.00	89.82	N/A	14,820	9,637
MERNA	21	93.61	102.25	83.55	35.07	122.39	25.53	193.67	75.07 to 123.11	30,590	25,558
OCONTO	7	115.82	178.14	125.17	79.10	142.32	48.00	538.00	48.00 to 538.00	7,497	9,385
RURAL RES	53	80.18	85.19	80.65	39.86	105.63	13.33	229.23	66.67 to 96.80	43,267	34,895
SARGENT	41	128.02	134.07	87.72	44.76	152.84	38.98	296.00	91.11 to 148.00	22,681	19,896
-----ALL-----											
	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792



**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004

Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	429	<b>MEDIAN:</b>	<b>91</b>	COV:	60.65	95% Median C.I.:	88.29 to 95.12
TOTAL Sales Price:	15,435,480	WGT. MEAN:	83	STD:	62.32	95% Wgt. Mean C.I.:	79.08 to 86.07
TOTAL Adj.Sales Price:	15,477,630	MEAN:	103	AVG.ABS.DEV:	36.93	95% Mean C.I.:	96.86 to 108.65
TOTAL Assessed Value:	12,780,900						
AVG. Adj. Sales Price:	36,078	COD:	40.39	MAX Sales Ratio:	798.40		
AVG. Assessed Value:	29,792	PRD:	124.44	MIN Sales Ratio:	1.75		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	354	93.40	107.21	84.22	40.61	127.29	1.75	798.40	89.82 to 98.41	34,010	28,645
2	31	69.42	79.52	71.48	38.62	111.24	24.00	142.31	59.52 to 98.34	42,505	30,382
3	44	79.18	83.31	80.12	41.02	103.99	13.33	229.23	62.63 to 95.67	48,185	38,604
-----ALL-----	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	361	91.77	105.32	83.48	37.96	126.17	1.75	798.40	88.81 to 96.45	41,330	34,500
2	68	79.18	89.13	58.50	59.84	152.37	13.33	296.00	53.20 to 100.00	8,196	4,794
-----ALL-----	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	419	91.43	102.74	82.86	40.35	123.99	1.75	798.40	88.29 to 95.51	35,687	29,570
06											
07	10	87.08	103.55	74.49	44.29	139.01	28.90	173.20	60.88 to 164.40	52,475	39,087
-----ALL-----	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	429	MEDIAN:	91	COV:	60.65	95% Median C.I.:	88.29 to 95.12
TOTAL Sales Price:	15,435,480	WGT. MEAN:	83	STD:	62.32	95% Wgt. Mean C.I.:	79.08 to 86.07
TOTAL Adj.Sales Price:	15,477,630	MEAN:	103	AVG.ABS.DEV:	36.93	95% Mean C.I.:	96.86 to 108.65
TOTAL Assessed Value:	12,780,900						
AVG. Adj. Sales Price:	36,078	COD:	40.39	MAX Sales Ratio:	798.40		
AVG. Assessed Value:	29,792	PRD:	124.44	MIN Sales Ratio:	1.75		

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## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0015	32	93.00	102.72	87.00	33.26	118.06	25.53	207.13	79.35 to 122.08	24,079	20,950
21-0025	175	86.11	92.05	81.51	34.54	112.92	13.33	285.00	79.62 to 91.77	45,854	37,377
21-0044	35	98.41	103.59	82.16	28.48	126.08	40.02	188.80	90.36 to 106.70	21,282	17,486
21-0075											
21-0084	45	128.02	132.76	93.14	44.91	142.54	24.00	296.00	91.38 to 143.45	21,898	20,396
21-0089	47	90.18	101.82	81.72	34.63	124.60	1.75	225.63	80.77 to 108.92	35,718	29,188
21-0153	1	60.88	60.88	60.88			60.88	60.88	N/A	312,000	189,954
21-0164											
21-0169	6	50.82	54.42	47.88	39.40	113.66	21.00	89.82	21.00 to 89.82	33,183	15,888
21-0180	51	85.27	87.61	84.20	31.28	104.05	21.08	202.16	74.36 to 98.77	43,652	36,754
21-0234	10	115.24	116.77	106.68	43.67	109.45	33.44	205.00	35.86 to 168.84	9,975	10,641
21-0256	8	115.54	164.04	119.73	74.84	137.01	48.00	538.00	48.00 to 538.00	7,216	8,640
21-0523											
24-0020	1	80.00	80.00	80.00			80.00	80.00	N/A	145,000	116,002
24-0081											
24-0101											
58-0025											
82-0015	1	62.63	62.63	62.63			62.63	62.63	N/A	46,000	28,808
88-0005	17	107.78	166.05	100.00	73.02	166.04	27.93	798.40	97.84 to 197.04	11,032	11,033
88-0021											
88-0026											
NonValid School											
____ALL____	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

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TOTAL Adj.Sales Price:	15,477,630	MEAN:	103	AVG.ABS.DEV:	36.93	95% Mean C.I.:	96.86 to 108.65
TOTAL Assessed Value:	12,780,900						
AVG. Adj. Sales Price:	36,078	COD:	40.39	MAX Sales Ratio:	798.40		
AVG. Assessed Value:	29,792	PRD:	124.44	MIN Sales Ratio:	1.75		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	113	79.96	90.11	69.12	55.27	130.36	1.75	296.00	66.67 to 100.00	23,036	15,923
Prior TO 1860											
1860 TO 1899	15	106.46	162.90	90.08	77.50	180.84	53.96	798.40	77.29 to 152.60	26,010	23,430
1900 TO 1919	78	102.32	121.41	86.44	45.14	140.46	38.67	538.00	89.82 to 123.11	26,183	22,633
1920 TO 1939	96	97.00	103.81	86.37	33.01	120.20	38.14	285.00	85.08 to 101.69	28,904	24,963
1940 TO 1949	17	85.27	89.46	81.41	20.20	109.89	63.33	151.99	68.27 to 99.82	44,364	36,116
1950 TO 1959	44	89.06	92.62	82.07	25.78	112.86	25.53	252.63	74.93 to 95.51	52,198	42,840
1960 TO 1969	21	101.54	105.47	97.44	17.96	108.23	67.42	164.40	90.07 to 115.66	48,909	47,659
1970 TO 1979	21	91.06	104.87	91.58	28.62	114.51	56.18	176.06	84.09 to 116.41	61,019	55,880
1980 TO 1989	14	76.90	83.54	74.20	22.32	112.58	56.20	132.17	63.77 to 104.80	99,414	73,769
1990 TO 1994	4	77.80	77.84	77.57	1.06	100.34	76.40	79.35	N/A	96,500	74,857
1995 TO 1999	1	68.66	68.66	68.66			68.66	68.66	N/A	90,000	61,792
2000 TO Present	5	93.85	91.39	91.12	8.60	100.30	75.25	101.81	N/A	88,000	80,182
ALL											
	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	56	142.50	161.47	145.14	51.77	111.25	21.00	798.40	117.00 to 168.00	1,830	2,656
5000 TO 10000	57	102.40	111.63	112.44	50.06	99.28	15.50	267.80	87.69 to 128.50	7,814	8,786
Total \$											
1 TO 9999	99	129.09	138.47	117.65	52.42	117.70	15.50	798.40	102.40 to 144.26	4,120	4,847
10000 TO 29999	146	101.33	104.58	101.00	29.54	103.54	13.33	267.80	97.84 to 106.20	18,701	18,888
30000 TO 59999	98	85.33	87.89	85.74	25.34	102.50	25.53	229.23	78.08 to 91.52	41,949	35,968
60000 TO 99999	58	79.90	79.92	80.02	19.06	99.87	38.67	156.48	69.45 to 86.11	76,854	61,500
100000 TO 149999	22	70.96	69.21	68.87	15.06	100.50	37.72	102.24	59.91 to 76.40	117,909	81,199
150000 TO 249999	5	68.34	54.52	54.91	25.86	99.29	1.75	77.97	N/A	172,960	94,972
250000 TO 499999	1	60.88	60.88	60.88			60.88	60.88	N/A	312,000	189,954
ALL											
	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004

Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	429	MEDIAN:	91	COV:	60.65	95% Median C.I.:	88.29 to 95.12
TOTAL Sales Price:	15,435,480	WGT. MEAN:	83	STD:	62.32	95% Wgt. Mean C.I.:	79.08 to 86.07
TOTAL Adj.Sales Price:	15,477,630	MEAN:	103	AVG.ABS.DEV:	36.93	95% Mean C.I.:	96.86 to 108.65
TOTAL Assessed Value:	12,780,900						
AVG. Adj. Sales Price:	36,078	COD:	40.39	MAX Sales Ratio:	798.40		
AVG. Assessed Value:	29,792	PRD:	124.44	MIN Sales Ratio:	1.75		

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Low \$-----											
1 TO 4999	75	93.33	113.52	41.42	73.33	274.07	1.75	798.40	66.67 to 129.09	6,052	2,507
5000 TO 10000	31	97.84	123.38	84.16	55.92	146.60	27.80	538.00	80.54 to 130.87	9,322	7,845
-----Total \$-----											
1 TO 9999	106	94.15	116.40	58.04	68.49	200.54	1.75	798.40	80.54 to 111.15	7,008	4,068
10000 TO 29999	159	100.00	106.20	90.00	32.60	118.00	25.53	267.80	93.70 to 103.14	22,049	19,844
30000 TO 59999	103	88.29	92.42	83.45	26.37	110.76	37.72	204.41	80.39 to 94.18	48,585	40,544
60000 TO 99999	52	83.42	88.18	82.17	21.25	107.31	53.96	229.23	77.62 to 88.34	91,724	75,373
100000 TO 149999	8	78.99	86.45	79.54	23.72	108.68	56.20	149.90	56.20 to 149.90	142,850	113,627
150000 TO 249999	1	60.88	60.88	60.88			60.88	60.88	N/A	312,000	189,954
-----ALL-----											
	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	95	70.78	85.02	62.69	61.90	135.63	1.75	296.00	57.17 to 93.33	22,423	14,056
10	3	104.80	109.53	98.92	13.19	110.72	91.16	132.63	N/A	21,166	20,939
20	170	102.80	121.72	93.24	43.03	130.54	25.53	798.40	95.67 to 111.15	22,594	21,067
30	155	88.90	93.70	83.32	25.32	112.46	33.44	260.86	83.44 to 91.52	55,813	46,504
40	6	72.96	76.58	74.89	9.40	102.26	68.34	93.85	68.34 to 93.85	131,966	98,827
-----ALL-----											
	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	94	71.23	85.23	62.59	62.09	136.17	1.75	296.00	55.90 to 93.50	21,943	13,734
100	8	99.38	117.59	89.40	37.34	131.53	73.70	176.06	73.70 to 176.06	30,562	27,323
101	252	94.52	110.40	87.09	37.59	126.76	25.53	798.40	91.06 to 99.92	39,216	34,155
102	6	79.15	87.07	79.08	22.68	110.10	58.50	142.77	58.50 to 142.77	56,083	44,351
103	2	96.23	96.23	90.77	6.41	106.02	90.07	102.40	N/A	44,000	39,937
104	65	87.90	98.27	81.21	34.63	121.01	40.02	260.86	75.07 to 100.38	42,020	34,123
106	1	130.67	130.67	130.67			130.67	130.67	N/A	3,000	3,920
301	1	74.53	74.53	74.53			74.53	74.53	N/A	129,000	96,150
-----ALL-----											
	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

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TOTAL Adj.Sales Price:	15,477,630	MEAN:	103	AVG.ABS.DEV:	36.93	95% Mean C.I.:	96.86 to 108.65
TOTAL Assessed Value:	12,780,900						
AVG. Adj. Sales Price:	36,078	COD:	40.39	MAX Sales Ratio:	798.40		
AVG. Assessed Value:	29,792	PRD:	124.44	MIN Sales Ratio:	1.75		

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	96	71.23	85.50	62.78	61.75	136.18	1.75	296.00	57.17 to 93.50	22,220	13,951
10	16	148.33	150.08	109.68	29.39	136.83	62.76	260.86	96.80 to 205.00	13,140	14,413
20	10	123.13	122.96	91.46	37.72	134.44	25.53	195.18	50.08 to 176.06	25,490	23,314
30	280	92.83	107.16	86.85	36.42	123.39	33.44	798.40	89.20 to 98.00	37,271	32,370
40	24	83.67	81.92	77.75	14.49	105.36	56.20	103.14	68.88 to 91.43	91,362	71,037
50	1	53.96	53.96	53.96			53.96	53.96	N/A	112,500	60,710
60	2	108.56	108.56	107.68	6.21	100.82	101.81	115.31	N/A	69,000	74,299
-----ALL-----											
	429	91.43	102.75	82.58	40.39	124.44	1.75	798.40	88.29 to 95.12	36,078	29,792

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	50	MEDIAN:	78	COV:	46.52	95% Median C.I.:	63.86 to 89.74	(!: Derived)
TOTAL Sales Price:	1,563,470	WGT. MEAN:	81	STD:	37.02	95% Wgt. Mean C.I.:	69.05 to 93.88	
TOTAL Adj.Sales Price:	1,521,670	MEAN:	80	AVG.ABS.DEV:	28.93	95% Mean C.I.:	69.32 to 89.84	
TOTAL Assessed Value:	1,239,610							
AVG. Adj. Sales Price:	30,433	COD:	37.06	MAX Sales Ratio:	176.57			
AVG. Assessed Value:	24,792	PRD:	97.68	MIN Sales Ratio:	12.86			

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/01 TO 09/30/01	3	89.74	110.37	91.71	41.51	120.35	64.80	176.57	N/A	30,500	27,971
10/01/01 TO 12/31/01	5	90.10	105.42	116.81	17.39	90.25	89.59	133.20	N/A	49,140	57,401
01/01/02 TO 03/31/02	4	69.85	75.12	80.95	28.06	92.80	47.18	113.60	N/A	22,025	17,828
04/01/02 TO 06/30/02	5	105.67	97.54	104.71	21.77	93.16	34.20	139.37	N/A	22,200	23,245
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	3	67.22	73.61	76.99	19.57	95.61	57.08	96.55	N/A	29,166	22,456
01/01/03 TO 03/31/03	4	101.23	90.51	94.35	39.88	95.93	20.79	138.79	N/A	20,325	19,176
04/01/03 TO 06/30/03	4	64.10	61.60	62.98	27.90	97.80	32.30	85.91	N/A	34,650	21,823
07/01/03 TO 09/30/03	6	60.40	63.61	61.11	19.53	104.09	47.80	86.22	47.80 to 86.22	18,120	11,074
10/01/03 TO 12/31/03	3	98.25	92.81	79.15	23.77	117.27	55.07	125.13	N/A	27,833	22,029
01/01/04 TO 03/31/04	7	78.93	70.36	78.74	25.86	89.36	24.19	104.79	24.19 to 104.79	38,464	30,285
04/01/04 TO 06/30/04	6	45.34	58.42	48.62	87.60	120.16	12.86	161.65	12.86 to 161.65	36,083	17,542
-----Study Years-----											
07/01/01 TO 06/30/02	17	90.10	96.85	104.13	29.14	93.00	34.20	176.57	64.80 to 124.47	31,547	32,850
07/01/02 TO 06/30/03	11	73.06	75.39	75.27	36.23	100.16	20.79	138.79	32.30 to 122.97	27,945	21,033
07/01/03 TO 06/30/04	22	66.38	68.33	66.34	40.25	102.99	12.86	161.65	47.80 to 86.22	30,816	20,444
-----Calendar Yrs-----											
01/01/02 TO 12/31/02	12	86.19	84.09	88.94	30.77	94.54	34.20	139.37	57.08 to 109.16	23,883	21,242
01/01/03 TO 12/31/03	17	73.06	74.62	71.95	34.82	103.71	20.79	138.79	49.65 to 98.25	24,242	17,443
-----ALL-----											
	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ANSELMO	1	89.74	89.74	89.74			89.74	89.74	N/A	31,500	28,269
ANSLEY	5	62.80	77.74	70.18	49.44	110.77	27.33	161.65	N/A	12,600	8,842
ARNOLD	4	57.20	69.98	78.56	52.86	89.07	32.30	133.20	N/A	16,250	12,766
BROKEN BOW	24	88.95	89.44	89.31	27.47	100.15	40.78	176.57	69.41 to 105.67	42,600	38,045
CALLAWAY	4	56.89	68.48	88.65	80.84	77.25	20.79	139.37	N/A	16,437	14,571
MASON CITY	2	77.35	77.35	28.53	79.45	271.12	15.90	138.79	N/A	30,650	8,744
MERNA	2	71.01	71.01	68.75	8.74	103.28	64.80	77.21	N/A	33,000	22,687
OCONTO	4	55.02	52.20	22.02	52.11	237.09	12.86	85.91	N/A	9,050	1,992
SARGENT	4	74.78	73.59	66.84	19.24	110.10	55.07	89.74	N/A	27,625	18,465
-----ALL-----											
	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	50	<b>MEDIAN:</b>	<b>78</b>	COV:	46.52	95% Median C.I.:	63.86 to 89.74	(! : Derived)
TOTAL Sales Price:	1,563,470	WGT. MEAN:	81	STD:	37.02	95% Wgt. Mean C.I.:	69.05 to 93.88	
TOTAL Adj.Sales Price:	1,521,670	MEAN:	80	AVG.ABS.DEV:	28.93	95% Mean C.I.:	69.32 to 89.84	
TOTAL Assessed Value:	1,239,610							
AVG. Adj. Sales Price:	30,433	COD:	37.06	MAX Sales Ratio:	176.57			
AVG. Assessed Value:	24,792	PRD:	97.68	MIN Sales Ratio:	12.86			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	47	78.93	79.20	82.45	35.07	96.05	12.86	176.57	64.80 to 89.74	30,764	25,365
2	3	47.80	85.55	62.66	79.82	136.53	47.18	161.65	N/A	25,240	15,815
_____ALL_____	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	38	79.21	82.70	82.49	39.09	100.25	12.86	176.57	63.86 to 96.55	35,644	29,404
2	12	71.53	69.67	73.12	30.73	95.29	20.79	113.60	47.80 to 90.10	13,930	10,185
_____ALL_____	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004

Posted Before: 01/15/2005

NUMBER of Sales:	50	MEDIAN:	78	COV:	46.52	95% Median C.I.:	63.86 to 89.74	(! : Derived)
TOTAL Sales Price:	1,563,470	WGT. MEAN:	81	STD:	37.02	95% Wgt. Mean C.I.:	69.05 to 93.88	
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TOTAL Assessed Value:	1,239,610							
AVG. Adj. Sales Price:	30,433	COD:	37.06	MAX Sales Ratio:	176.57			
AVG. Assessed Value:	24,792	PRD:	97.68	MIN Sales Ratio:	12.86			

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## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0015	3	77.21	77.25	75.53	10.77	102.28	64.80	89.74	N/A	32,500	24,548
21-0025	24	88.95	89.44	89.31	27.47	100.15	40.78	176.57	69.41 to 105.67	42,600	38,045
21-0044	5	62.80	77.74	70.18	49.44	110.77	27.33	161.65	N/A	12,600	8,842
21-0075											
21-0084	4	74.78	73.59	66.84	19.24	110.10	55.07	89.74	N/A	27,625	18,465
21-0089	4	57.20	69.98	78.56	52.86	89.07	32.30	133.20	N/A	16,250	12,766
21-0153											
21-0164											
21-0169	2	77.35	77.35	28.53	79.45	271.12	15.90	138.79	N/A	30,650	8,744
21-0180	4	56.89	68.48	88.65	80.84	77.25	20.79	139.37	N/A	16,437	14,571
21-0234											
21-0256	4	55.02	52.20	22.02	52.11	237.09	12.86	85.91	N/A	9,050	1,992
21-0523											
24-0020											
24-0081											
24-0101											
58-0025											
82-0015											
88-0005											
88-0021											
88-0026											
NonValid School											
ALL	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792



## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

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TOTAL Sales Price:	1,563,470	WGT. MEAN:	81	STD:	37.02	95% Wgt. Mean C.I.:	69.05 to 93.88	
TOTAL Adj.Sales Price:	1,521,670	MEAN:	80	AVG.ABS.DEV:	28.93	95% Mean C.I.:	69.32 to 89.84	
TOTAL Assessed Value:	1,239,610							
AVG. Adj. Sales Price:	30,433	COD:	37.06	MAX Sales Ratio:	176.57			
AVG. Assessed Value:	24,792	PRD:	97.68	MIN Sales Ratio:	12.86			

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	40	71.73	75.77	79.37	41.63	95.46	12.86	161.65	58.00 to 87.80	28,741	22,812
Prior TO 1860											
1860 TO 1899	2	142.86	142.86	130.67	23.59	109.33	109.16	176.57	N/A	23,500	30,707
1900 TO 1919	1	99.33	99.33	99.33			99.33	99.33	N/A	28,000	27,812
1920 TO 1939	1	57.08	57.08	57.08			57.08	57.08	N/A	40,000	22,830
1940 TO 1949	2	84.61	84.61	82.51	6.06	102.54	79.49	89.74	N/A	26,250	21,660
1950 TO 1959											
1960 TO 1969	1	96.55	96.55	96.55			96.55	96.55	N/A	43,000	41,515
1970 TO 1979											
1980 TO 1989	1	89.74	89.74	89.74			89.74	89.74	N/A	31,500	28,269
1990 TO 1994											
1995 TO 1999	1	64.80	64.80	64.80			64.80	64.80	N/A	45,000	29,160
2000 TO Present	1	85.65	85.65	85.65			85.65	85.65	N/A	85,000	72,805
ALL											
	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	71.53	72.94	70.73	11.09	103.12	62.80	85.91	N/A	1,675	1,184
5000 TO 10000	7	58.00	76.55	75.04	78.70	102.01	20.79	161.65	20.79 to 161.65	8,292	6,223
Total \$											
1 TO 9999	8	71.53	71.72	65.95	39.11	108.76	20.79	138.79	20.79 to 138.79	4,343	2,864
10000 TO 29999	21	78.93	83.42	82.77	44.71	100.78	12.86	176.57	49.65 to 105.67	19,238	15,924
30000 TO 59999	17	79.49	76.51	73.20	30.14	104.52	15.90	122.97	55.07 to 104.79	40,101	29,354
60000 TO 99999	3	73.06	76.04	76.29	7.41	99.67	69.41	85.65	N/A	80,333	61,285
150000 TO 249999	1	124.47	124.47	124.47			124.47	124.47	N/A	160,200	199,405
ALL											
	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	30,433	COD:	37.06	MAX Sales Ratio:	176.57			
AVG. Assessed Value:	24,792	PRD:	97.68	MIN Sales Ratio:	12.86			

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Low \$-----											
1 TO 4999	9	34.20	46.23	27.26	65.51	169.58	12.86	85.91	20.79 to 75.83	7,827	2,134
5000 TO 10000	6	53.82	64.65	37.32	62.60	173.25	15.90	138.79	15.90 to 138.79	19,216	7,171
-----Total \$-----											
1 TO 9999	15	49.65	53.60	33.50	56.30	159.98	12.86	138.79	24.19 to 75.83	12,383	4,149
10000 TO 29999	23	78.93	83.87	74.84	31.11	112.07	40.78	176.57	63.35 to 89.74	28,466	21,303
30000 TO 59999	10	106.97	103.57	95.23	16.12	108.76	69.41	133.20	73.06 to 125.13	43,600	41,518
60000 TO 99999	1	85.65	85.65	85.65			85.65	85.65	N/A	85,000	72,805
150000 TO 249999	1	124.47	124.47	124.47			124.47	124.47	N/A	160,200	199,405
-----ALL-----											
	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	71.53	69.67	73.12	30.73	95.29	20.79	113.60	47.80 to 90.10	13,930	10,185
10	14	71.01	81.49	65.70	46.60	124.03	15.90	161.65	47.18 to 138.79	27,450	18,034
20	23	79.49	83.22	89.22	38.31	93.28	12.86	176.57	63.86 to 104.79	40,117	35,791
30	1	87.80	87.80	87.80			87.80	87.80	N/A	47,500	41,705
-----ALL-----											
	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	50	MEDIAN:	78	COV:	46.52	95% Median C.I.:	63.86 to 89.74	(!: Derived)
TOTAL Sales Price:	1,563,470	WGT. MEAN:	81	STD:	37.02	95% Wgt. Mean C.I.:	69.05 to 93.88	
TOTAL Adj.Sales Price:	1,521,670	MEAN:	80	AVG.ABS.DEV:	28.93	95% Mean C.I.:	69.32 to 89.84	
TOTAL Assessed Value:	1,239,610							
AVG. Adj. Sales Price:	30,433	COD:	37.06	MAX Sales Ratio:	176.57			
AVG. Assessed Value:	24,792	PRD:	97.68	MIN Sales Ratio:	12.86			

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	75.83	70.90	77.34	27.75	91.67	20.79	113.60	47.80 to 90.10	19,397	15,002
300	2	84.37	84.37	77.16	17.73	109.34	69.41	99.33	N/A	54,000	41,668
326	1	49.65	49.65	49.65			49.65	49.65	N/A	15,500	7,695
343	1	124.47	124.47	124.47			124.47	124.47	N/A	160,200	199,405
344	3	79.49	77.70	78.13	16.55	99.45	57.08	96.55	N/A	40,000	31,251
346	1	12.86	12.86	12.86			12.86	12.86	N/A	24,500	3,150
349	1	161.65	161.65	161.65			161.65	161.65	N/A	10,000	16,165
350	2	62.20	62.20	61.85	24.14	100.56	47.18	77.21	N/A	21,500	13,297
351	1	73.06	73.06	73.06			73.06	73.06	N/A	76,000	55,525
352	3	109.16	125.16	114.25	26.51	109.55	89.74	176.57	N/A	26,166	29,894
353	6	97.26	96.03	90.90	24.98	105.64	55.07	133.20	55.07 to 133.20	32,666	29,692
380	1	125.13	125.13	125.13			125.13	125.13	N/A	25,000	31,282
406	2	29.81	29.81	29.19	8.32	102.12	27.33	32.30	N/A	18,000	5,255
442	4	108.86	93.25	60.36	42.10	154.48	15.90	139.37	N/A	25,325	15,286
460	1	40.78	40.78	40.78			40.78	40.78	N/A	36,000	14,680
470	1	87.80	87.80	87.80			87.80	87.80	N/A	47,500	41,705
528	4	76.72	79.28	81.74	23.92	96.99	58.00	105.67	N/A	22,250	18,186
531	1	64.80	64.80	64.80			64.80	64.80	N/A	45,000	29,160
532	1	55.13	55.13	55.13			55.13	55.13	N/A	48,000	26,463
555	1	34.20	34.20	34.20			34.20	34.20	N/A	10,000	3,420
ALL	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792
04											
ALL	50	78.07	79.58	81.46	37.06	97.68	12.86	176.57	63.86 to 89.74	30,433	24,792

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	147	<b>MEDIAN:</b>	<b>73</b>	COV:	23.83	95% Median C.I.:	68.52 to 75.68	(!: Derived)
(AgLand) TOTAL Sales Price:	21,689,608	WGT. MEAN:	72	STD:	17.50	95% Wgt. Mean C.I.:	67.81 to 75.67	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,290,735	MEAN:	73	AVG.ABS.DEV:	12.93	95% Mean C.I.:	70.60 to 76.25	
(AgLand) TOTAL Assessed Value:	15,991,605							
AVG. Adj. Sales Price:	151,637	COD:	17.69	MAX Sales Ratio:	132.81			
AVG. Assessed Value:	108,786	PRD:	102.35	MIN Sales Ratio:	27.93			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/01 TO 09/30/01	2	53.95	53.95	53.67	9.30	100.52	48.93	58.97	N/A	156,245	83,854
10/01/01 TO 12/31/01	14	72.18	74.71	71.70	13.20	104.20	54.15	96.68	64.89 to 89.46	146,111	104,764
01/01/02 TO 03/31/02	15	75.22	77.76	80.44	15.17	96.67	60.98	104.13	66.37 to 90.61	204,175	164,237
04/01/02 TO 06/30/02	7	73.88	73.49	77.55	11.01	94.77	53.98	92.10	53.98 to 92.10	148,588	115,223
07/01/02 TO 09/30/02	1	94.49	94.49	94.49			94.49	94.49	N/A	55,000	51,972
10/01/02 TO 12/31/02	9	76.62	73.85	72.38	11.42	102.03	40.65	93.96	62.62 to 81.30	108,239	78,341
01/01/03 TO 03/31/03	34	73.01	73.08	70.86	14.99	103.13	42.91	110.76	67.17 to 79.58	138,809	98,365
04/01/03 TO 06/30/03	11	76.61	75.14	70.88	11.59	106.01	55.22	95.88	58.93 to 88.92	166,518	118,021
07/01/03 TO 09/30/03	4	66.38	70.40	70.02	27.05	100.54	52.31	96.52	N/A	263,741	184,665
10/01/03 TO 12/31/03	7	75.40	80.31	82.48	24.48	97.37	55.88	127.03	55.88 to 127.03	121,749	100,418
01/01/04 TO 03/31/04	20	74.07	78.19	70.81	20.65	110.42	51.20	132.81	64.77 to 80.26	129,937	92,003
04/01/04 TO 06/30/04	23	66.28	64.38	64.26	23.19	100.18	27.93	104.55	56.24 to 72.98	162,764	104,596
<u>Study Years</u>											
07/01/01 TO 06/30/02	38	72.18	74.60	75.91	14.69	98.27	48.93	104.13	68.34 to 78.39	170,021	129,066
07/01/02 TO 06/30/03	55	75.62	74.01	71.23	13.91	103.90	40.65	110.76	67.95 to 79.07	137,825	98,176
07/01/03 TO 06/30/04	54	69.88	72.00	68.94	23.79	104.44	27.93	132.81	64.77 to 77.47	152,769	105,321
<u>Calendar Yrs</u>											
01/01/02 TO 12/31/02	32	75.51	76.25	78.47	13.70	97.17	40.65	104.13	68.34 to 81.30	160,372	125,849
01/01/03 TO 12/31/03	56	73.95	74.20	71.93	16.34	103.15	42.91	127.03	67.72 to 78.76	151,043	108,647
<u>ALL</u>											
	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

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(AgLand) TOTAL Adj.Sales Price:	22,290,735	MEAN:	73	AVG.ABS.DEV:	12.93	95% Mean C.I.:	70.60 to 76.25	
(AgLand) TOTAL Assessed Value:	15,991,605							
AVG. Adj. Sales Price:	151,637	COD:	17.69	MAX Sales Ratio:	132.81			
AVG. Assessed Value:	108,786	PRD:	102.35	MIN Sales Ratio:	27.93			

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**GEO CODE / TOWNSHIP #**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2019	1	101.02	101.02	101.02			101.02	101.02	N/A	37,954	38,340
2023	2	44.04	44.04	45.55	7.70	96.68	40.65	47.43	N/A	254,147	115,766
2027	6	68.82	72.88	75.84	16.64	96.10	57.22	102.19	57.22 to 102.19	136,552	103,559
2029	7	66.37	68.92	69.59	12.43	99.04	58.93	87.62	58.93 to 87.62	139,688	97,214
2031	2	77.03	77.03	59.55	24.48	129.34	58.17	95.88	N/A	136,625	81,364
2033	4	80.63	84.92	92.54	11.30	91.76	73.88	104.55	N/A	195,216	180,660
2153	2	54.86	54.86	54.16	10.80	101.30	48.93	60.78	N/A	147,500	79,879
2157	2	67.62	67.62	72.24	17.36	93.60	55.88	79.36	N/A	71,750	51,833
2159	1	97.53	97.53	97.53			97.53	97.53	N/A	124,397	121,330
2161	1	52.31	52.31	52.31			52.31	52.31	N/A	100,000	52,310
2163	1	66.54	66.54	66.54			66.54	66.54	N/A	208,000	138,404
2301	1	73.06	73.06	73.06			73.06	73.06	N/A	48,842	35,685
2303	3	64.77	62.07	59.14	9.79	104.94	51.20	70.23	N/A	220,000	130,113
2305	1	55.22	55.22	55.22			55.22	55.22	N/A	154,466	85,299
2307	2	69.38	69.38	72.04	21.96	96.31	54.15	84.62	N/A	116,262	83,754
2309	6	87.18	85.38	79.27	26.74	107.70	42.91	132.81	42.91 to 132.81	248,715	197,167
2311	4	92.00	88.03	87.10	6.39	101.07	73.69	94.43	N/A	226,474	197,251
2315	3	88.50	86.40	83.79	2.69	103.12	81.79	88.92	N/A	66,000	55,301
2317	1	77.47	77.47	77.47			77.47	77.47	N/A	153,000	118,531
2439	4	76.47	77.61	78.46	2.44	98.91	75.62	81.88	N/A	80,862	63,447
2441	3	54.01	77.87	59.87	45.94	130.07	52.58	127.03	N/A	250,120	149,745
2445	2	66.10	66.10	66.02	0.27	100.11	65.92	66.28	N/A	80,750	53,313
2447	2	65.63	65.63	69.18	14.31	94.86	56.24	75.02	N/A	148,000	102,390
2449	6	65.11	63.40	63.13	9.25	100.44	50.90	73.12	50.90 to 73.12	145,781	92,027
2453	1	96.52	96.52	96.52			96.52	96.52	N/A	358,965	346,480
2455	1	54.45	54.45	54.45			54.45	54.45	N/A	262,500	142,920
2591	1	62.25	62.25	62.25			62.25	62.25	N/A	235,000	146,290
2593	3	75.40	74.96	73.22	5.80	102.38	68.18	81.30	N/A	189,865	139,011
2595	2	56.38	56.38	40.75	35.89	138.34	36.14	76.61	N/A	129,782	52,888
2597	3	104.13	96.97	89.36	8.50	108.51	80.12	106.67	N/A	166,811	149,067
2599	6	70.17	67.94	80.54	18.19	84.36	32.23	93.85	32.23 to 93.85	87,616	70,564
2601	5	79.58	75.47	75.75	9.20	99.62	53.98	86.87	N/A	91,700	69,464
2605	3	64.89	67.35	65.80	5.79	102.36	62.95	74.21	N/A	97,818	64,363
2607	2	79.20	79.20	74.67	18.64	106.06	64.43	93.96	N/A	144,144	107,637
2735	3	68.52	55.89	61.38	21.06	91.06	27.93	71.23	N/A	164,653	101,065
2737	2	74.67	74.67	73.68	7.82	101.35	68.83	80.51	N/A	264,940	195,195
2741	2	60.86	60.86	73.21	33.16	83.13	40.68	81.05	N/A	218,947	160,294
2743	6	91.98	94.03	89.01	14.85	105.65	72.90	131.92	72.90 to 131.92	71,397	63,550

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	147	<b>MEDIAN:</b>	<b>73</b>	COV:	23.83	95% Median C.I.:	68.52 to 75.68	(!: Derived)
(AgLand) TOTAL Sales Price:	21,689,608	WGT. MEAN:	72	STD:	17.50	95% Wgt. Mean C.I.:	67.81 to 75.67	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,290,735	MEAN:	73	AVG.ABS.DEV:	12.93	95% Mean C.I.:	70.60 to 76.25	
(AgLand) TOTAL Assessed Value:	15,991,605							

AVG. Adj. Sales Price:	151,637	COD:	17.69	MAX Sales Ratio:	132.81
AVG. Assessed Value:	108,786	PRD:	102.35	MIN Sales Ratio:	27.93

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2745	1	89.48	89.48	89.48			89.48	89.48	N/A	76,000	68,008
2747	1	78.39	78.39	78.39			78.39	78.39	N/A	87,500	68,590
2749	3	53.58	54.55	43.27	29.53	126.06	31.30	78.76	N/A	269,000	116,394
2887	2	70.64	70.64	71.54	1.58	98.74	69.53	71.76	N/A	194,000	138,792
2889	3	76.35	76.07	75.56	0.61	100.68	75.22	76.62	N/A	86,409	65,288
2891	3	79.99	81.41	81.01	2.87	100.50	78.69	85.56	N/A	216,000	174,972
2895	1	67.17	67.17	67.17			67.17	67.17	N/A	34,155	22,941
2899	1	66.67	66.67	66.67			66.67	66.67	N/A	960	640
2901	2	68.89	68.89	68.69	4.45	100.29	65.82	71.95	N/A	160,475	110,224
3029	4	65.50	68.04	66.03	8.67	103.05	60.98	80.18	N/A	147,875	97,642
3033	3	66.28	65.91	65.51	2.63	100.62	63.11	68.34	N/A	120,424	78,884
3035	3	67.72	68.86	71.36	9.48	96.49	59.80	79.07	N/A	117,866	84,115
3037	4	75.40	82.33	74.97	14.47	109.82	67.77	110.76	N/A	103,950	77,933
3039	1	75.68	75.68	75.68			75.68	75.68	N/A	127,840	96,750
3041	1	73.13	73.13	73.13			73.13	73.13	N/A	59,150	43,255
3043	5	71.73	76.29	75.81	9.20	100.62	68.49	92.10	N/A	224,950	170,543
3045	2	72.08	72.08	77.02	18.19	93.58	58.97	85.19	N/A	236,745	182,351

-----ALL-----											
	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	74	73.40	75.29	74.24	19.08	101.41	27.93	132.81	67.95 to 77.07	141,426	104,994
2	6	70.62	70.68	63.46	17.67	111.38	51.20	101.02	51.20 to 101.02	177,645	112,734
3	16	65.65	69.16	66.95	21.07	103.31	40.65	102.19	57.22 to 83.51	128,213	85,836
4	16	71.74	70.06	66.51	13.03	105.35	31.30	92.10	62.25 to 78.76	205,466	136,646
5	23	78.39	75.41	74.15	13.62	101.69	36.14	110.76	67.77 to 81.05	132,728	98,421
6	12	67.53	69.67	72.74	14.25	95.78	48.93	104.55	58.93 to 77.47	197,305	143,516

-----ALL-----											
	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786
-----ALL-----											
	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

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AVG. Assessed Value:	108,786	PRD:	102.35	MIN Sales Ratio:	27.93			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071	1	101.02	101.02	101.02			101.02	101.02	N/A	37,954	38,340
21-0015	21	66.54	70.24	62.29	25.89	112.77	40.65	132.81	52.31 to 80.69	158,375	98,650
21-0025	21	72.98	71.10	71.87	15.11	98.92	32.23	93.85	65.92 to 80.30	139,278	100,106
21-0044	10	69.87	70.95	68.33	20.47	103.84	27.93	127.03	54.01 to 81.88	134,040	91,591
21-0075											
21-0084	18	70.92	75.02	76.54	19.84	98.01	48.93	104.55	60.13 to 88.92	154,643	118,363
21-0089	10	63.51	64.01	60.53	19.93	105.76	31.30	96.52	53.58 to 78.76	217,030	131,367
21-0153	2	70.64	70.64	71.54	1.58	98.74	69.53	71.76	N/A	194,000	138,792
21-0164	2	63.23	63.23	59.89	5.43	105.58	59.80	66.67	N/A	34,880	20,890
21-0169	1	65.82	65.82	65.82			65.82	65.82	N/A	170,950	112,523
21-0180	26	78.54	79.24	75.57	13.86	104.85	36.14	131.92	75.22 to 81.30	143,650	108,558
21-0234	1	62.95	62.95	62.95			62.95	62.95	N/A	123,800	77,932
21-0256	6	75.38	78.79	73.77	11.41	106.81	67.72	110.76	67.72 to 110.76	111,140	81,986
21-0523	8	74.95	74.89	85.74	18.66	87.35	55.88	102.19	55.88 to 102.19	212,449	182,145
24-0020	2	72.08	72.08	77.02	18.19	93.58	58.97	85.19	N/A	236,745	182,351
24-0081	4	74.56	77.42	79.03	11.06	97.97	68.49	92.10	N/A	157,437	124,416
24-0101	3	66.28	69.48	69.91	8.03	99.38	63.11	79.07	N/A	150,218	105,022
58-0025	2	80.63	80.63	80.13	3.58	100.63	77.75	83.51	N/A	131,633	105,474
82-0015	4	65.50	68.04	66.03	8.67	103.05	60.98	80.18	N/A	147,875	97,642
88-0005	1	77.47	77.47	77.47			77.47	77.47	N/A	153,000	118,531
88-0021	4	76.47	80.63	82.23	6.39	98.05	75.62	93.96	N/A	73,062	60,080
88-0026											
NonValid School											
ALL	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	147	<b>MEDIAN:</b>	<b>73</b>	COV:	23.83	95% Median C.I.:	68.52 to 75.68	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	22,290,735	MEAN:	73	AVG.ABS.DEV:	12.93	95% Mean C.I.:	70.60 to 76.25	
(AgLand) TOTAL Assessed Value:	15,991,605							
AVG. Adj. Sales Price:	151,637	COD:	17.69	MAX Sales Ratio:	132.81			
AVG. Assessed Value:	108,786	PRD:	102.35	MIN Sales Ratio:	27.93			

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**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	66.67	66.67	66.67			66.67	66.67	N/A	960	640
10.01 TO 30.00	2	49.70	49.70	57.59	35.15	86.30	32.23	67.17	N/A	23,527	13,549
30.01 TO 50.00	5	60.13	66.60	48.77	32.17	136.56	27.93	95.88	N/A	45,492	22,186
50.01 TO 100.00	20	71.21	74.73	65.93	22.69	113.35	40.68	132.81	60.78 to 76.62	58,621	38,650
100.01 TO 180.00	45	70.54	71.41	66.67	16.50	107.11	40.65	110.76	65.82 to 77.07	116,843	77,895
180.01 TO 330.00	37	71.95	73.19	67.18	17.17	108.95	31.30	127.03	67.10 to 78.39	159,214	106,952
330.01 TO 650.00	24	77.17	76.18	75.30	13.19	101.16	47.43	96.68	66.54 to 83.51	211,760	159,464
650.01 +	13	75.40	80.77	82.19	16.40	98.27	51.20	104.55	68.83 to 96.52	354,745	291,556
ALL	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	82.56	83.29	73.17	23.21	113.83	54.15	132.81	54.15 to 132.81	47,183	34,525
DRY-N/A	8	71.81	73.69	72.86	21.22	101.15	40.68	106.67	40.68 to 106.67	112,594	82,036
GRASS	53	75.40	75.02	77.09	13.86	97.31	32.23	127.03	68.34 to 79.07	140,585	108,375
GRASS-N/A	48	73.05	76.23	74.48	17.83	102.35	36.14	131.92	67.95 to 78.75	154,762	115,263
IRRGTD	3	54.45	57.05	57.66	11.53	98.94	48.93	67.77	N/A	217,833	125,602
IRRGTD-N/A	27	65.82	64.13	62.16	18.82	103.17	27.93	85.56	58.17 to 78.69	202,941	126,140
ALL	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	82.56	84.22	80.64	21.22	104.44	54.15	132.81	67.26 to 99.58	61,829	49,858
DRY-N/A	4	62.94	61.33	62.32	16.68	98.41	40.68	78.76	N/A	134,068	83,548
GRASS	78	75.26	75.36	76.11	14.84	99.01	32.23	131.92	71.95 to 77.75	147,015	111,895
GRASS-N/A	23	71.73	76.39	74.69	18.49	102.28	52.31	110.76	64.77 to 89.48	148,364	110,809
IRRGTD	17	67.77	67.84	66.36	14.71	102.23	42.91	85.56	54.45 to 79.99	191,642	127,177
IRRGTD-N/A	13	58.97	57.63	56.37	21.00	102.25	27.93	84.62	40.65 to 71.23	221,152	124,660
ALL	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786



# PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	108,786	PRD:	102.35	MIN Sales Ratio:	27.93			

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## MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	76.49	78.49	72.95	22.53	107.60	40.68	132.81	60.98 to 93.96	79,889	58,280
GRASS	100	74.62	75.50	75.57	15.75	99.90	32.23	131.92	71.73 to 76.61	145,536	109,987
GRASS-N/A	1	85.19	85.19	85.19			85.19	85.19	N/A	326,000	277,733
IRRGTD	28	66.49	64.85	62.36	17.18	103.98	31.30	85.56	58.17 to 71.23	209,927	130,914
IRRGTD-N/A	2	43.45	43.45	45.89	35.71	94.69	27.93	58.97	N/A	127,475	58,494
ALL	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	66.67	66.67	66.67			66.67	66.67	N/A	960	640
5000 TO 10000	1	95.88	95.88	95.88			95.88	95.88	N/A	10,000	9,588
Total \$											
1 TO 9999	1	66.67	66.67	66.67			66.67	66.67	N/A	960	640
10000 TO 29999	7	95.88	93.99	97.37	24.82	96.53	32.23	132.81	32.23 to 132.81	20,506	19,966
30000 TO 59999	23	74.21	76.29	76.30	12.73	99.99	55.88	110.76	67.35 to 79.25	44,319	33,814
60000 TO 99999	26	73.50	73.29	72.13	16.22	101.61	40.68	127.03	64.77 to 79.58	79,290	57,190
100000 TO 149999	30	68.11	71.49	71.36	19.66	100.17	27.93	106.67	63.11 to 81.30	122,247	87,238
150000 TO 249999	38	70.38	71.80	71.95	14.51	99.79	36.14	102.19	66.37 to 77.47	191,320	137,658
250000 TO 499999	19	71.73	71.47	71.89	17.88	99.42	42.91	104.55	58.17 to 81.05	328,049	235,830
500000 +	3	52.58	59.18	66.37	39.54	89.17	31.30	93.67	N/A	631,594	419,182
ALL	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

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AVG. Assessed Value:	108,786	PRD:	102.35	MIN Sales Ratio:	27.93			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	49.45	49.45	34.62	34.82	142.85	32.23	66.67	N/A	6,930	2,399
5000 TO 10000	1	95.88	95.88	95.88			95.88	95.88	N/A	10,000	9,588
Total \$											
1 TO 9999	3	66.67	64.93	60.29	31.82	107.68	32.23	95.88	N/A	7,953	4,795
10000 TO 29999	14	71.21	76.36	72.00	17.73	106.06	55.88	131.92	60.13 to 88.92	34,104	24,554
30000 TO 59999	33	73.13	72.37	66.64	19.68	108.60	27.93	132.81	66.28 to 79.25	67,742	45,142
60000 TO 99999	34	68.11	71.97	68.13	18.48	105.65	36.14	127.03	63.11 to 78.76	116,320	79,245
100000 TO 149999	32	71.24	73.71	71.96	12.83	102.42	53.58	106.67	66.37 to 78.69	174,313	125,442
150000 TO 249999	21	73.69	72.31	68.01	20.22	106.32	31.30	102.19	58.93 to 90.61	270,346	183,861
250000 TO 499999	9	80.12	80.39	79.33	12.65	101.33	52.58	104.55	71.73 to 96.52	383,210	304,000
500000 +	1	93.67	93.67	93.67			93.67	93.67	N/A	894,783	838,159
ALL											
	147	73.06	73.42	71.74	17.69	102.35	27.93	132.81	68.52 to 75.68	151,637	108,786

# **Assessment Actions Report**

## **Custer County**

### **Residential**

Within the City of Broken Bow the residential lot values were re-priced by the square foot instead of front foot method for assessment year 2005 and the assessor is hoping to begin work this summer re-listing the residential improvements; new measurements and pictures and reviewing the characteristics of the properties.

In Callaway the improvements were re-valued using the 2004 cost tables within the TerraScan CAMA system, land values had previously been established using the square foot method.

For all rural residential and suburban properties the one acre home site value was increased and the improvements were re-priced using the 2004 costing tables within the TerraScan system.

It is anticipated to have the re-listing of the entire rural area of Custer County concluded by this fall. With the passing away of the Custer County appraiser three listers have been hired to finish the project.

### **Commercial**

The commercial lots within the City of Broken Bow were also re-priced using the square foot method instead of the front foot method for assessment year 2005. The commercial properties within Broken Bow need to be reviewed, especially the older properties, the assessor would like to seek the assistance of a professional appraisal company in reviewing these buildings and setting new depreciation tables.

Commercial buildings in Callaway were also re-priced using the 2004 cost tables within the TerraScan CAMA system for the 2005 assessment year.

### **Agricultural**

There are six agricultural market areas within Custer County the boundary lines will remain unchanged for 2005.

A sales analysis of each individual market area was done. The assessor made various changes to some or most all of the land classification groups within each, with the exception of market area five. No changes were made within this area.

### **Other**

All pickup work was completed in a timely manner.

<b>Total Real Property Value</b> (Sum 17,25,&30)	Records	14,160	Value	914,084,217	<b>Total Growth</b> (Sum 17,25,&41)	8,194,564
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## Schedule I: Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	698	1,140,400	147	715,962	64	430,524	909	2,286,886	
<b>2. Res Improv Land</b>	3,204	10,220,667	296	3,626,925	204	3,144,188	3,704	16,991,780	
<b>3. Res Improvmnts</b>	3,271	100,322,294	298	18,847,457	242	13,691,695	3,811	132,861,446	
<b>4. Res Total (Records - sum lines 1 &amp; 3; Value - sum lines 1 through 3)</b>							<b>4,720</b>	<b>152,140,112</b>	<b>4,057,507</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>5. Com UnImp Land</b>	108	432,902	15	98,157	1	44,620	124	575,679	
<b>6. Com Improv Land</b>	508	4,818,679	59	785,841	10	523,377	577	6,127,897	
<b>7. Com Improvmnts</b>	538	26,974,114	63	5,363,099	16	1,525,870	617	33,863,083	
<b>8. Com Total (Records - sum lines 5 &amp; 7; Value - sum lines 5 through 7)</b>							<b>741</b>	<b>40,566,659</b>	<b>626,703</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>9. Ind UnImp Land</b>	0	0	1	374	0	0	1	374	
<b>10. Ind Improv Land</b>	2	70,680	2	250,999	0	0	4	321,679	
<b>11. Ind Improvmnts</b>	2	241,254	2	4,828,848	0	0	4	5,070,102	
<b>12. Ind Total (Records - sum lines 9 &amp; 11; Value - sum lines 9 through 10)</b>							<b>5</b>	<b>5,392,155</b>	<b>0</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improv Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvmnts</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total (Records - sum lines 13 &amp; 15; Value - sum lines 13 through 16)</b>							<b>0</b>	<b>0</b>	<b>0</b>
<b>17. Total Taxable</b>							<b>5,466</b>	<b>198,098,926</b>	<b>4,684,210</b>

**County 21 - Custer**
**2005 County Abstract of Assessment for Real Property, Form 45**
**Schedule II: Tax Increment Financing (TIF)**

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	146,350	2,037,685	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0

	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	146,350	2,037,685
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	146,350	2,037,685

**Schedule III: Mineral Interest Records**

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0

	Records	Total Value	Growth
23. Mineral Interest-Producing	0	0	0
24. Mineral Interest-Non-Producing	0	0	0
25. Mineral Interest Total	0	0	0

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	495	39	528	1,062

**Schedule V: Agricultural Records**

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	2	47,660	16	120,380	6,569	427,109,191	6,587	427,277,231
28. Ag-Improved Land	0	0	16	192,736	2,032	205,025,762	2,048	205,218,498
29. Ag-Improvements	2	56,943	16	622,074	2,089	82,810,545	2,107	83,489,562
30. Ag-Total Taxable							8,694	715,985,291

**County 21 - Custer**

**2005 County Abstract of Assessment for Real Property, Form 45**

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0
32. HomeSite Improv Land	0	0.000	0	10	10.000	55,100
33. HomeSite Improvements	0		0	10		541,192

35. FarmSite UnImp Land	0	0.000	0	14	97.660	119,880
36. FarmSite Impr Land	0	0.000	0	14	114.750	96,905
37. FarmSite Improv	4		56,943	32		80,882

39. Road & Ditches		0.000			5.180	
40. Other-Non Ag Use		0.000	0		0.000	0

	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	15	24.050	85,460	15	24.050	85,460	
32. HomeSite Improv Land	1,407	1,474.340	7,286,235	1,417	1,484.340	7,341,335	
33. HomeSite Improvements	1,472		56,540,563	1,482		57,081,755	3,510,354
34. HomeSite Total				1,497	1,508.390	64,508,550	
35. FarmSite UnImp Land	28	74.820	53,561	42	172.480	173,441	
36. FarmSite Impr Land	1,538	2,539.010	3,136,820	1,552	2,653.760	3,233,725	
37. FarmSite Improv	8,659		26,269,982	8,695		26,407,807	0
38. FarmSite Total				8,737	2,826.240	29,814,973	
39. Road & Ditches		16,049.100			16,054.280		
40. Other-Non Ag Use		5.430	0		5.430	0	
41. Total Section VI				10,234	20,394.340	94,323,523	3,510,354

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	13	2,353.070	203,537	13	2,353.070	203,537

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

## County 21 - Custer

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	57,077.080	64,497,109	57,077.080	64,497,109
47. 2A1	0.000	0	0.000	0	7,600.350	8,132,378	7,600.350	8,132,378
48. 2A	13.000	12,480	3.000	2,880	17,226.010	16,536,969	17,242.010	16,552,329
49. 3A1	0.000	0	0.000	0	10,302.720	9,272,448	10,302.720	9,272,448
50. 3A	33.000	27,885	0.000	0	2,912.100	2,460,725	2,945.100	2,488,610
51. 4A1	0.000	0	0.000	0	17,431.240	13,770,680	17,431.240	13,770,680
52. 4A	0.000	0	0.000	0	17,655.010	12,711,607	17,655.010	12,711,607
53. Total	46.000	40,365	3.000	2,880	130,204.510	127,381,916	130,253.510	127,425,161
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	30.350	21,200	34,863.210	24,232,650	34,893.560	24,253,850
56. 2D1	0.000	0	2.000	1,290	6,270.830	4,047,539	6,272.830	4,048,829
57. 2D	0.000	0	0.000	0	14,962.390	9,355,265	14,962.390	9,355,265
58. 3D1	0.000	0	0.000	0	16,623.530	9,559,823	16,623.530	9,559,823
59. 3D	0.000	0	5.000	2,375	1,096.880	521,178	1,101.880	523,553
60. 4D1	0.000	0	0.000	0	23,446.000	8,088,899	23,446.000	8,088,899
61. 4D	0.000	0	0.000	0	17,862.240	5,358,672	17,862.240	5,358,672
62. Total	0.000	0	37.350	24,865	115,125.080	61,164,026	115,162.430	61,188,891
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	14.190	9,529	21,147.080	7,744,578	21,161.270	7,754,107
65. 2G1	10.500	3,728	3.940	3,152	10,696.790	3,807,058	10,711.230	3,813,938
66. 2G	0.000	0	0.000	0	21,580.070	7,480,559	21,580.070	7,480,559
67. 3G1	0.000	0	0.000	0	9,291.720	3,130,767	9,291.720	3,130,767
68. 3G	10.810	3,567	0.000	0	4,197.560	1,388,954	4,208.370	1,392,521
69. 4G1	0.000	0	0.000	0	50,819.360	16,555,578	50,819.360	16,555,578
70. 4G	0.000	0	1.500	480	420,705.360	134,797,887	420,706.860	134,798,367
71. Total	21.310	7,295	19.630	13,161	538,437.940	174,905,381	538,478.880	174,925,837
72. Waste	0.000	0	8.350	251	5,364.760	160,764	5,373.110	161,015
73. Other	0.000	0	0.000	0	68,206.450	17,687,009	68,206.450	17,687,009
74. Exempt	62.760		15.890		5,167.310		5,245.960	
75. Total	67.310	47,660	68.330	41,157	857,338.740	381,299,096	857,474.380	381,387,913

## County 21 - Custer

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	31.000	24,800	31.000	24,800
47. 2A1	0.000	0	0.000	0	98.000	65,660	98.000	65,660
48. 2A	0.000	0	0.000	0	140.000	77,000	140.000	77,000
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	127.000	54,610	127.000	54,610
51. 4A1	0.000	0	0.000	0	728.000	280,280	728.000	280,280
52. 4A	0.000	0	0.000	0	629.000	213,860	629.000	213,860
53. Total	0.000	0	0.000	0	1,753.000	716,210	1,753.000	716,210
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	108.500	54,250	108.500	54,250
56. 2D1	0.000	0	0.000	0	48.000	21,120	48.000	21,120
57. 2D	0.000	0	0.000	0	106.000	42,400	106.000	42,400
58. 3D1	0.000	0	0.000	0	46.000	14,030	46.000	14,030
59. 3D	0.000	0	0.000	0	83.500	23,798	83.500	23,798
60. 4D1	0.000	0	0.000	0	251.500	64,133	251.500	64,133
61. 4D	0.000	0	0.000	0	156.700	24,289	156.700	24,289
62. Total	0.000	0	0.000	0	800.200	244,020	800.200	244,020
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	265.250	55,703	265.250	55,703
65. 2G1	0.000	0	0.000	0	426.000	87,330	426.000	87,330
66. 2G	0.000	0	0.000	0	1,445.000	289,000	1,445.000	289,000
67. 3G1	0.000	0	0.000	0	325.540	63,480	325.540	63,480
68. 3G	0.000	0	0.000	0	837.100	159,049	837.100	159,049
69. 4G1	0.000	0	0.000	0	5,624.040	1,012,327	5,624.040	1,012,327
70. 4G	0.000	0	0.000	0	3,375.560	525,793	3,375.560	525,793
71. Total	0.000	0	0.000	0	12,298.490	2,192,682	12,298.490	2,192,682
72. Waste	0.000	0	0.000	0	779.700	15,594	779.700	15,594
73. Other	0.000	0	0.000	0	170,590.860	26,736,207	170,590.860	26,736,207
74. Exempt	0.000		0.000		7.710		7.710	
75. Total	0.000	0	0.000	0	186,222.250	29,904,713	186,222.250	29,904,713



## County 21 - Custer

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	1,736.800	1,537,069	1,736.800	1,537,069
47. 2A1	0.000	0	0.000	0	698.870	601,028	698.870	601,028
48. 2A	0.000	0	0.000	0	2,391.370	1,937,010	2,391.370	1,937,010
49. 3A1	0.000	0	0.000	0	514.500	388,448	514.500	388,448
50. 3A	0.000	0	0.000	0	1,156.000	843,880	1,156.000	843,880
51. 4A1	0.000	0	0.000	0	2,267.000	1,156,170	2,267.000	1,156,170
52. 4A	0.000	0	0.000	0	2,439.000	939,016	2,439.000	939,016
53. Total	0.000	0	0.000	0	11,203.540	7,402,621	11,203.540	7,402,621
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	1,641.930	853,804	1,641.930	853,804
56. 2D1	0.000	0	0.000	0	228.660	106,327	228.660	106,327
57. 2D	0.000	0	0.000	0	3,355.600	1,493,244	3,355.600	1,493,244
58. 3D1	0.000	0	0.000	0	601.000	198,330	601.000	198,330
59. 3D	0.000	0	0.000	0	687.870	213,240	687.870	213,240
60. 4D1	0.000	0	0.000	0	2,204.420	672,350	2,204.420	672,350
61. 4D	0.000	0	0.000	0	1,284.520	321,130	1,284.520	321,130
62. Total	0.000	0	0.000	0	10,004.000	3,858,425	10,004.000	3,858,425
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,244.170	447,901	1,244.170	447,901
65. 2G1	0.000	0	0.000	0	485.700	169,995	485.700	169,995
66. 2G	0.000	0	0.000	0	5,419.970	1,842,790	5,419.970	1,842,790
67. 3G1	0.000	0	0.000	0	1,621.190	534,993	1,621.190	534,993
68. 3G	0.000	0	0.000	0	2,315.470	717,796	2,315.470	717,796
69. 4G1	0.000	0	0.000	0	9,783.630	2,984,012	9,783.630	2,984,012
70. 4G	0.000	0	0.000	0	25,235.990	7,570,797	25,235.990	7,570,797
71. Total	0.000	0	0.000	0	46,106.120	14,268,284	46,106.120	14,268,284
72. Waste	0.000	0	0.000	0	364.560	9,115	364.560	9,115
73. Other	0.000	0	0.000	0	27,102.990	6,060,590	27,102.990	6,060,590
74. Exempt	0.000		145.800		61.080		206.880	
75. Total	0.000	0	0.000	0	94,781.210	31,599,035	94,781.210	31,599,035

## County 21 - Custer

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	10,116.260	9,661,031	10,116.260	9,661,031
47. 2A1	0.000	0	0.000	0	1,781.340	1,558,673	1,781.340	1,558,673
48. 2A	0.000	0	0.000	0	2,909.960	2,109,722	2,909.960	2,109,722
49. 3A1	0.000	0	0.000	0	3,730.330	2,443,366	3,730.330	2,443,366
50. 3A	0.000	0	0.000	0	388.000	232,800	388.000	232,800
51. 4A1	0.000	0	0.000	0	5,372.500	3,089,191	5,372.500	3,089,191
52. 4A	0.000	0	0.000	0	1,117.800	564,489	1,117.800	564,489
53. Total	0.000	0	0.000	0	25,416.190	19,659,272	25,416.190	19,659,272
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	9,304.340	3,723,536	9,304.340	3,723,536
56. 2D1	0.000	0	0.000	0	1,619.070	590,961	1,619.070	590,961
57. 2D	0.000	0	0.000	0	3,530.000	1,235,502	3,530.000	1,235,502
58. 3D1	0.000	0	0.000	0	7,631.420	2,518,369	7,631.420	2,518,369
59. 3D	0.000	0	0.000	0	167.000	51,770	167.000	51,770
60. 4D1	0.000	0	0.000	0	7,395.930	2,181,800	7,395.930	2,181,800
61. 4D	0.000	0	0.000	0	1,858.000	487,875	1,858.000	487,875
62. Total	0.000	0	0.000	0	31,505.760	10,789,813	31,505.760	10,789,813
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	5,688.720	1,770,070	5,688.720	1,770,070
65. 2G1	0.000	0	0.000	0	1,816.090	518,616	1,816.090	518,616
66. 2G	0.000	0	0.000	0	4,252.010	1,105,522	4,252.010	1,105,522
67. 3G1	0.000	0	0.000	0	3,330.280	782,616	3,330.280	782,616
68. 3G	0.000	0	0.000	0	506.360	116,463	506.360	116,463
69. 4G1	0.000	0	0.000	0	9,963.510	2,255,479	9,963.510	2,255,479
70. 4G	0.000	0	0.000	0	34,331.970	7,559,994	34,331.970	7,559,994
71. Total	0.000	0	0.000	0	59,888.940	14,108,760	59,888.940	14,108,760
72. Waste	0.000	0	0.000	0	826.070	24,782	826.070	24,782
73. Other	0.000	0	0.000	0	29,518.110	5,904,512	29,518.110	5,904,512
74. Exempt	0.000		0.000		20.800		20.800	
75. Total	0.000	0	0.000	0	147,155.070	50,487,139	147,155.070	50,487,139

## County 21 - Custer

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	12,578.610	13,081,755	12,578.610	13,081,755
47. 2A1	0.000	0	0.000	0	2,585.080	2,649,709	2,585.080	2,649,709
48. 2A	0.000	0	0.000	0	4,698.370	4,111,078	4,698.370	4,111,078
49. 3A1	0.000	0	0.000	0	1,701.360	1,446,156	1,701.360	1,446,156
50. 3A	0.000	0	0.000	0	1,166.520	915,720	1,166.520	915,720
51. 4A1	0.000	0	0.000	0	2,982.680	2,222,098	2,982.680	2,222,098
52. 4A	0.000	0	0.000	0	1,612.780	1,040,243	1,612.780	1,040,243
53. Total	0.000	0	0.000	0	27,325.400	25,466,759	27,325.400	25,466,759
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	6,981.140	4,439,636	6,981.140	4,439,636
56. 2D1	0.000	0	0.000	0	1,195.920	735,493	1,195.920	735,493
57. 2D	0.000	0	0.000	0	3,055.760	1,850,911	3,055.760	1,850,911
58. 3D1	0.000	0	0.000	0	3,187.590	1,753,175	3,187.590	1,753,175
59. 3D	0.000	0	0.000	0	492.300	221,535	492.300	221,535
60. 4D1	0.000	0	0.000	0	3,510.700	1,088,319	3,510.700	1,088,319
61. 4D	0.000	0	0.000	0	2,108.500	558,760	2,108.500	558,760
62. Total	0.000	0	0.000	0	20,531.910	10,647,829	20,531.910	10,647,829
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	6,281.030	2,079,716	6,281.030	2,079,716
65. 2G1	0.000	0	0.000	0	3,752.780	1,219,656	3,752.780	1,219,656
66. 2G	0.000	0	0.000	0	6,108.280	1,956,569	6,108.280	1,956,569
67. 3G1	0.000	0	0.000	0	3,140.490	901,323	3,140.490	901,323
68. 3G	0.000	0	0.000	0	1,891.000	530,520	1,891.000	530,520
69. 4G1	0.000	0	0.000	0	12,854.630	3,479,690	12,854.630	3,479,690
70. 4G	0.000	0	0.000	0	121,472.620	31,595,059	121,472.620	31,595,059
71. Total	0.000	0	0.000	0	155,500.830	41,762,533	155,500.830	41,762,533
72. Waste	0.000	0	2.460	74	1,469.680	44,092	1,472.140	44,166
73. Other	0.000	0	0.000	0	27,721.170	6,926,847	27,721.170	6,926,847
74. Exempt	0.000		0.000		88.770		88.770	
75. Total	0.000	0	2.460	74	232,548.990	84,848,060	232,551.450	84,848,134

## County 21 - Custer

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area:

6

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	10,654.070	12,039,093	10,654.070	12,039,093
47. 2A1	0.000	0	0.000	0	592.000	630,480	592.000	630,480
48. 2A	0.000	0	0.000	0	4,207.330	4,018,000	4,207.330	4,018,000
49. 3A1	0.000	0	0.000	0	321.620	287,850	321.620	287,850
50. 3A	0.000	0	0.000	0	1,886.740	1,594,296	1,886.740	1,594,296
51. 4A1	0.000	0	0.000	0	1,279.630	1,010,908	1,279.630	1,010,908
52. 4A	0.000	0	0.000	0	548.500	394,920	548.500	394,920
53. Total	0.000	0	0.000	0	19,489.890	19,975,547	19,489.890	19,975,547
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	1,448.240	948,598	1,448.240	948,598
56. 2D1	0.000	0	0.000	0	62.000	39,060	62.000	39,060
57. 2D	0.000	0	0.000	0	1,584.630	982,471	1,584.630	982,471
58. 3D1	0.000	0	0.000	0	1,140.500	650,085	1,140.500	650,085
59. 3D	0.000	0	0.000	0	299.470	140,751	299.470	140,751
60. 4D1	0.000	0	0.000	0	1,876.970	619,400	1,876.970	619,400
61. 4D	0.000	0	0.000	0	708.000	198,240	708.000	198,240
62. Total	0.000	0	0.000	0	7,119.810	3,578,605	7,119.810	3,578,605
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,742.750	636,104	1,742.750	636,104
65. 2G1	0.000	0	0.000	0	514.430	185,195	514.430	185,195
66. 2G	0.000	0	0.000	0	2,445.370	877,009	2,445.370	877,009
67. 3G1	0.000	0	0.000	0	1,159.310	405,760	1,159.310	405,760
68. 3G	0.000	0	0.000	0	6,835.080	2,388,424	6,835.080	2,388,424
69. 4G1	0.000	0	0.000	0	6,210.770	2,134,896	6,210.770	2,134,896
70. 4G	0.000	0	0.000	0	25,557.790	8,565,561	25,557.790	8,565,561
71. Total	0.000	0	0.000	0	44,465.500	15,192,949	44,465.500	15,192,949
72. Waste	0.000	0	0.000	0	1,387.180	41,615	1,387.180	41,615
73. Other	0.000	0	0.000	0	18,064.590	4,646,118	18,064.590	4,646,118
74. Exempt	0.000		0.000		1,146.880		1,146.880	
75. Total	0.000	0	0.000	0	90,526.970	43,434,834	90,526.970	43,434,834

## Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	46.000	40,365	3.000	2,880	215,392.530	200,602,325	215,441.530	200,645,570
<b>77.Dry Land</b>	0.000	0	37.350	24,865	185,086.760	90,282,718	185,124.110	90,307,583
<b>78.Grass</b>	21.310	7,295	19.630	13,161	856,697.820	262,430,589	856,738.760	262,451,045
<b>79.Waste</b>	0.000	0	10.810	325	10,191.950	295,962	10,202.760	296,287
<b>80.Other</b>	0.000	0	0.000	0	341,204.170	67,961,283	341,204.170	67,961,283
<b>81.Exempt</b>	62.760	0	161.690	0	6,492.550	0	6,717.000	0
<b>82.Total</b>	67.310	47,660	70.790	41,231	1,608,573.230	621,572,877	<b>1,608,711.330</b>	<b>621,661,768</b>

# 2005 Agricultural Land Detail

## County 21 - Custer

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	57,077.080	43.82%	64,497,109	50.62%	1,130.000
2A1	7,600.350	5.84%	8,132,378	6.38%	1,070.000
2A	17,242.010	13.24%	16,552,329	12.99%	959.999
3A1	10,302.720	7.91%	9,272,448	7.28%	900.000
3A	2,945.100	2.26%	2,488,610	1.95%	845.000
4A1	17,431.240	13.38%	13,770,680	10.81%	790.000
4A	17,655.010	13.55%	12,711,607	9.98%	719.999
Irrigated Total	130,253.510	100.00%	127,425,161	100.00%	978.285

### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	34,893.560	30.30%	24,253,850	39.64%	695.080
2D1	6,272.830	5.45%	4,048,829	6.62%	645.454
2D	14,962.390	12.99%	9,355,265	15.29%	625.252
3D1	16,623.530	14.43%	9,559,823	15.62%	575.077
3D	1,101.880	0.96%	523,553	0.86%	475.145
4D1	23,446.000	20.36%	8,088,899	13.22%	345.001
4D	17,862.240	15.51%	5,358,672	8.76%	300.000
Dry Total	115,162.430	100.00%	61,188,891	100.00%	531.326

### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	21,161.270	3.93%	7,754,107	4.43%	366.429
2G1	10,711.230	1.99%	3,813,938	2.18%	356.069
2G	21,580.070	4.01%	7,480,559	4.28%	346.642
3G1	9,291.720	1.73%	3,130,767	1.79%	336.941
3G	4,208.370	0.78%	1,392,521	0.80%	330.893
4G1	50,819.360	9.44%	16,555,578	9.46%	325.773
4G	420,706.860	78.13%	134,798,367	77.06%	320.409
Grass Total	538,478.880	100.00%	174,925,837	100.00%	324.851

Irrigated Total	130,253.510	15.19%	127,425,161	33.41%	978.285
Dry Total	115,162.430	13.43%	61,188,891	16.04%	531.326
Grass Total	538,478.880	62.80%	174,925,837	45.87%	324.851
Waste	5,373.110	0.63%	161,015	0.04%	29.966
Other	68,206.450	7.95%	17,687,009	4.64%	259.315
Exempt	5,245.960	0.61%			
Market Area Total	857,474.380	100.00%	381,387,913	100.00%	444.780

### As Related to the County as a Whole

Irrigated Total	130,253.510	60.46%	127,425,161	63.51%	
Dry Total	115,162.430	62.21%	61,188,891	67.76%	
Grass Total	538,478.880	62.85%	174,925,837	66.65%	
Waste	5,373.110	52.66%	161,015	54.34%	
Other	68,206.450	19.99%	17,687,009	26.03%	
Exempt	5,245.960	78.10%			
Market Area Total	857,474.380	53.30%	381,387,913	61.35%	

# 2005 Agricultural Land Detail

## County 21 - Custer

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	31.000	1.77%	24,800	3.46%	800.000
2A1	98.000	5.59%	65,660	9.17%	670.000
2A	140.000	7.99%	77,000	10.75%	550.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	127.000	7.24%	54,610	7.62%	430.000
4A1	728.000	41.53%	280,280	39.13%	385.000
4A	629.000	35.88%	213,860	29.86%	340.000
Irrigated Total	1,753.000	100.00%	716,210	100.00%	408.562

### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	108.500	13.56%	54,250	22.23%	500.000
2D1	48.000	6.00%	21,120	8.66%	440.000
2D	106.000	13.25%	42,400	17.38%	400.000
3D1	46.000	5.75%	14,030	5.75%	305.000
3D	83.500	10.43%	23,798	9.75%	285.005
4D1	251.500	31.43%	64,133	26.28%	255.001
4D	156.700	19.58%	24,289	9.95%	155.003
Dry Total	800.200	100.00%	244,020	100.00%	304.948

### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	265.250	2.16%	55,703	2.54%	210.001
2G1	426.000	3.46%	87,330	3.98%	205.000
2G	1,445.000	11.75%	289,000	13.18%	200.000
3G1	325.540	2.65%	63,480	2.90%	194.999
3G	837.100	6.81%	159,049	7.25%	190.000
4G1	5,624.040	45.73%	1,012,327	46.17%	179.999
4G	3,375.560	27.45%	525,793	23.98%	155.764
Grass Total	12,298.490	100.00%	2,192,682	100.00%	178.288

Irrigated Total	1,753.000	0.94%	716,210	2.39%	408.562
Dry Total	800.200	0.43%	244,020	0.82%	304.948
Grass Total	12,298.490	6.60%	2,192,682	7.33%	178.288
Waste	779.700	0.42%	15,594	0.05%	20.000
Other	170,590.860	91.61%	26,736,207	89.40%	156.727
Exempt	7.710	0.00%			
Market Area Total	186,222.250	100.00%	29,904,713	100.00%	160.586

### As Related to the County as a Whole

Irrigated Total	1,753.000	0.81%	716,210	0.36%	
Dry Total	800.200	0.43%	244,020	0.27%	
Grass Total	12,298.490	1.44%	2,192,682	0.84%	
Waste	779.700	7.64%	15,594	5.26%	
Other	170,590.860	50.00%	26,736,207	39.34%	
Exempt	7.710	0.11%			
Market Area Total	186,222.250	11.58%	29,904,713	4.81%	

# 2005 Agricultural Land Detail

## County 21 - Custer

Market Area: 3

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,736.800	15.50%	1,537,069	20.76%	885.000
2A1	698.870	6.24%	601,028	8.12%	859.999
2A	2,391.370	21.34%	1,937,010	26.17%	810.000
3A1	514.500	4.59%	388,448	5.25%	755.000
3A	1,156.000	10.32%	843,880	11.40%	730.000
4A1	2,267.000	20.23%	1,156,170	15.62%	510.000
4A	2,439.000	21.77%	939,016	12.68%	385.000
Irrigated Total	11,203.540	100.00%	7,402,621	100.00%	660.739

### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	1,641.930	16.41%	853,804	22.13%	520.000
2D1	228.660	2.29%	106,327	2.76%	465.000
2D	3,355.600	33.54%	1,493,244	38.70%	445.000
3D1	601.000	6.01%	198,330	5.14%	330.000
3D	687.870	6.88%	213,240	5.53%	310.000
4D1	2,204.420	22.04%	672,350	17.43%	305.000
4D	1,284.520	12.84%	321,130	8.32%	250.000
Dry Total	10,004.000	100.00%	3,858,425	100.00%	385.688

### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,244.170	2.70%	447,901	3.14%	359.999
2G1	485.700	1.05%	169,995	1.19%	350.000
2G	5,419.970	11.76%	1,842,790	12.92%	340.000
3G1	1,621.190	3.52%	534,993	3.75%	330.000
3G	2,315.470	5.02%	717,796	5.03%	310.000
4G1	9,783.630	21.22%	2,984,012	20.91%	305.000
4G	25,235.990	54.73%	7,570,797	53.06%	300.000
Grass Total	46,106.120	100.00%	14,268,284	100.00%	309.466

Irrigated Total	11,203.540	11.82%	7,402,621	23.43%	660.739
Dry Total	10,004.000	10.55%	3,858,425	12.21%	385.688
Grass Total	46,106.120	48.64%	14,268,284	45.15%	309.466
Waste	364.560	0.38%	9,115	0.03%	25.002
Other	27,102.990	28.60%	6,060,590	19.18%	223.613
Exempt	206.880	0.22%			
Market Area Total	94,781.210	100.00%	31,599,035	100.00%	333.389

### As Related to the County as a Whole

Irrigated Total	11,203.540	5.20%	7,402,621	3.69%	
Dry Total	10,004.000	5.40%	3,858,425	4.27%	
Grass Total	46,106.120	5.38%	14,268,284	5.44%	
Waste	364.560	3.57%	9,115	3.08%	
Other	27,102.990	7.94%	6,060,590	8.92%	
Exempt	206.880	3.08%			
Market Area Total	94,781.210	5.89%	31,599,035	5.08%	



# 2005 Agricultural Land Detail

## County 21 - Custer

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	10,116.260	39.80%	9,661,031	49.14%	955.000
2A1	1,781.340	7.01%	1,558,673	7.93%	875.000
2A	2,909.960	11.45%	2,109,722	10.73%	725.000
3A1	3,730.330	14.68%	2,443,366	12.43%	654.999
3A	388.000	1.53%	232,800	1.18%	600.000
4A1	5,372.500	21.14%	3,089,191	15.71%	575.000
4A	1,117.800	4.40%	564,489	2.87%	505.000
Irrigated Total	25,416.190	100.00%	19,659,272	100.00%	773.494

### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	9,304.340	29.53%	3,723,536	34.51%	400.193
2D1	1,619.070	5.14%	590,961	5.48%	365.000
2D	3,530.000	11.20%	1,235,502	11.45%	350.000
3D1	7,631.420	24.22%	2,518,369	23.34%	330.000
3D	167.000	0.53%	51,770	0.48%	310.000
4D1	7,395.930	23.47%	2,181,800	20.22%	295.000
4D	1,858.000	5.90%	487,875	4.52%	262.580
Dry Total	31,505.760	100.00%	10,789,813	100.00%	342.471

### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	5,688.720	9.50%	1,770,070	12.55%	311.154
2G1	1,816.090	3.03%	518,616	3.68%	285.567
2G	4,252.010	7.10%	1,105,522	7.84%	259.999
3G1	3,330.280	5.56%	782,616	5.55%	235.000
3G	506.360	0.85%	116,463	0.83%	230.000
4G1	9,963.510	16.64%	2,255,479	15.99%	226.373
4G	34,331.970	57.33%	7,559,994	53.58%	220.202
Grass Total	59,888.940	100.00%	14,108,760	100.00%	235.582

Irrigated Total	25,416.190	17.27%	19,659,272	38.94%	773.494
Dry Total	31,505.760	21.41%	10,789,813	21.37%	342.471
Grass Total	59,888.940	40.70%	14,108,760	27.95%	235.582
Waste	826.070	0.56%	24,782	0.05%	29.999
Other	29,518.110	20.06%	5,904,512	11.70%	200.030
Exempt	20.800	0.01%			
Market Area Total	147,155.070	100.00%	50,487,139	100.00%	343.088

### As Related to the County as a Whole

Irrigated Total	25,416.190	11.80%	19,659,272	9.80%	
Dry Total	31,505.760	17.02%	10,789,813	11.95%	
Grass Total	59,888.940	6.99%	14,108,760	5.38%	
Waste	826.070	8.10%	24,782	8.36%	
Other	29,518.110	8.65%	5,904,512	8.69%	
Exempt	20.800	0.31%			
Market Area Total	147,155.070	9.15%	50,487,139	8.12%	

# 2005 Agricultural Land Detail

## County 21 - Custer

Market Area: 5

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	12,578.610	46.03%	13,081,755	51.37%	1,040.000
2A1	2,585.080	9.46%	2,649,709	10.40%	1,025.000
2A	4,698.370	17.19%	4,111,078	16.14%	875.000
3A1	1,701.360	6.23%	1,446,156	5.68%	850.000
3A	1,166.520	4.27%	915,720	3.60%	785.001
4A1	2,982.680	10.92%	2,222,098	8.73%	745.000
4A	1,612.780	5.90%	1,040,243	4.08%	644.999
Irrigated Total	27,325.400	100.00%	25,466,759	100.00%	931.981

### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	6,981.140	34.00%	4,439,636	41.70%	635.947
2D1	1,195.920	5.82%	735,493	6.91%	615.001
2D	3,055.760	14.88%	1,850,911	17.38%	605.712
3D1	3,187.590	15.53%	1,753,175	16.47%	550.000
3D	492.300	2.40%	221,535	2.08%	450.000
4D1	3,510.700	17.10%	1,088,319	10.22%	310.000
4D	2,108.500	10.27%	558,760	5.25%	265.003
Dry Total	20,531.910	100.00%	10,647,829	100.00%	518.599

### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	6,281.030	4.04%	2,079,716	4.98%	331.110
2G1	3,752.780	2.41%	1,219,656	2.92%	325.000
2G	6,108.280	3.93%	1,956,569	4.68%	320.314
3G1	3,140.490	2.02%	901,323	2.16%	287.000
3G	1,891.000	1.22%	530,520	1.27%	280.549
4G1	12,854.630	8.27%	3,479,690	8.33%	270.695
4G	121,472.620	78.12%	31,595,059	75.65%	260.100
Grass Total	155,500.830	100.00%	41,762,533	100.00%	268.567

Irrigated Total	27,325.400	11.75%	25,466,759	30.01%	931.981
Dry Total	20,531.910	8.83%	10,647,829	12.55%	518.599
Grass Total	155,500.830	66.87%	41,762,533	49.22%	268.567
Waste	1,472.140	0.63%	44,166	0.05%	30.001
Other	27,721.170	11.92%	6,926,847	8.16%	249.875
Exempt	88.770	0.04%			
Market Area Total	232,551.450	100.00%	84,848,134	100.00%	364.857

### As Related to the County as a Whole

Irrigated Total	27,325.400	12.68%	25,466,759	12.69%	
Dry Total	20,531.910	11.09%	10,647,829	11.79%	
Grass Total	155,500.830	18.15%	41,762,533	15.91%	
Waste	1,472.140	14.43%	44,166	14.91%	
Other	27,721.170	8.12%	6,926,847	10.19%	
Exempt	88.770	1.32%			
Market Area Total	232,551.450	14.46%	84,848,134	13.65%	

# 2005 Agricultural Land Detail

## County 21 - Custer

Market Area: 6

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	10,654.070	54.66%	12,039,093	60.27%	1,129.999
2A1	592.000	3.04%	630,480	3.16%	1,065.000
2A	4,207.330	21.59%	4,018,000	20.11%	954.999
3A1	321.620	1.65%	287,850	1.44%	895.000
3A	1,886.740	9.68%	1,594,296	7.98%	845.000
4A1	1,279.630	6.57%	1,010,908	5.06%	790.000
4A	548.500	2.81%	394,920	1.98%	720.000
Irrigated Total	19,489.890	100.00%	19,975,547	100.00%	1,024.918

### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	1,448.240	20.34%	948,598	26.51%	655.000
2D1	62.000	0.87%	39,060	1.09%	630.000
2D	1,584.630	22.26%	982,471	27.45%	620.000
3D1	1,140.500	16.02%	650,085	18.17%	570.000
3D	299.470	4.21%	140,751	3.93%	470.000
4D1	1,876.970	26.36%	619,400	17.31%	329.999
4D	708.000	9.94%	198,240	5.54%	280.000
Dry Total	7,119.810	100.00%	3,578,605	100.00%	502.626

### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,742.750	3.92%	636,104	4.19%	365.000
2G1	514.430	1.16%	185,195	1.22%	360.000
2G	2,445.370	5.50%	877,009	5.77%	358.640
3G1	1,159.310	2.61%	405,760	2.67%	350.001
3G	6,835.080	15.37%	2,388,424	15.72%	349.436
4G1	6,210.770	13.97%	2,134,896	14.05%	343.740
4G	25,557.790	57.48%	8,565,561	56.38%	335.144
Grass Total	44,465.500	100.00%	15,192,949	100.00%	341.679

Irrigated Total	19,489.890	21.53%	19,975,547	45.99%	1,024.918
Dry Total	7,119.810	7.86%	3,578,605	8.24%	502.626
Grass Total	44,465.500	49.12%	15,192,949	34.98%	341.679
Waste	1,387.180	1.53%	41,615	0.10%	29.999
Other	18,064.590	19.95%	4,646,118	10.70%	257.194
Exempt	1,146.880	1.27%			
Market Area Total	90,526.970	100.00%	43,434,834	100.00%	479.799

### As Related to the County as a Whole

Irrigated Total	19,489.890	9.05%	19,975,547	9.96%	
Dry Total	7,119.810	3.85%	3,578,605	3.96%	
Grass Total	44,465.500	5.19%	15,192,949	5.79%	
Waste	1,387.180	13.60%	41,615	14.05%	
Other	18,064.590	5.29%	4,646,118	6.84%	
Exempt	1,146.880	17.07%			
Market Area Total	90,526.970	5.63%	43,434,834	6.99%	

# 2005 Agricultural Land Detail

## County 21 - Custer

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	46.000	40,365	3.000	2,880	215,392.530	200,602,325
Dry	0.000	0	37.350	24,865	185,086.760	90,282,718
Grass	21.310	7,295	19.630	13,161	856,697.820	262,430,589
Waste	0.000	0	10.810	325	10,191.950	295,962
Other	0.000	0	0.000	0	341,204.170	67,961,283
Exempt	62.760	0	161.690	0	6,492.550	0
<b>Total</b>	<b>67.310</b>	<b>47,660</b>	<b>70.790</b>	<b>41,231</b>	<b>1,608,573.230</b>	<b>621,572,877</b>

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	215,441.530	200,645,570	215,441.530	13.39%	200,645,570	32.28%	931.322
Dry	185,124.110	90,307,583	185,124.110	11.51%	90,307,583	14.53%	487.821
Grass	856,738.760	262,451,045	856,738.760	53.26%	262,451,045	42.22%	306.337
Waste	10,202.760	296,287	10,202.760	0.63%	296,287	0.05%	29.039
Other	341,204.170	67,961,283	341,204.170	21.21%	67,961,283	10.93%	199.180
Exempt	6,717.000	0	6,717.000	0.42%	0	0.00%	0.000
<b>Total</b>	<b>1,608,711.330</b>	<b>621,661,768</b>	<b>1,608,711.330</b>	<b>100.00%</b>	<b>621,661,768</b>	<b>100.00%</b>	<b>386.434</b>

\* Department of Property Assessment & Taxation Calculates

## 2005 County Abstract of Assessment for Real Property, Survey

21 Custer

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### Staffing and Funding Information

<b>Deputy(ies) on staff</b>	1	<b>Adopted Budget</b>	139954
<b>Appraiser(s) on staf</b>	0	<b>Requested Budget</b>	150601
<b>Other full-time employees</b>	2	<b>Appraisal</b>	67700
<b>Other part-time employees</b>	5	<b>Education/Workshop</b>	0
<b>Shared employees</b>	0	<b>County Reappraisal Budget</b>	0
		<b>Other</b>	0

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### Residential Appraisal Information

	<b>Residential Urban</b>	<b>Residential Suburban</b>	<b>Residential Rural</b>	<b>Residential Ag</b>
<b>Data Collection by Whom</b>	Staff	Staff	Staff	Staff
<b>Valuation by Whom</b>	Assessor	Assessor	Assessor	Assessor
<b>Reappraisal Date</b>	2004	2004	2004	2004
<b>Pickup Work by Whom</b>	Staff	Staff	Staff	Staff
<b>Marshall Date</b>	2004	2004	2004	2004
<b>Depreciation Date</b>	2004	2004	2004	2004
<b>Market Date</b>	2004	2004	2004	2004
<b># of Market Areas</b>	11	3	2	6

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### Commercial, Industrial and Agricultural Appraisal Information

	<b>Commercial</b>	<b>Industrial</b>	<b>Agricultural</b>
<b>Data Collection by Whom</b>	Staff	Staff	Staff
<b>Valuation by Whom</b>	Assessor	Assessor	Assessor
<b>Reappraisal Date</b>	1990	2004	2004
<b>Pickup Work by Whom</b>	Staff	Appraiser	Staff
<b>Marshall Date</b>	2004	2002	2004
<b>Depreciation Date</b>	2004	2002	2004
<b>Market Date</b>	2004	2004	2004
<b>Income Date</b>	2003	2004	
<b># of Market Area</b>	11	1	6
<b>Record Maintenance</b>			Staff
<b>Soil Survey Date</b>			1998
<b>Land Use Date</b>			2004
<b>Who Completed Land Use</b>			Assr\Othr
<b>Last Inspected</b>			

## 2005 County Abstract of Assessment for Real Property, Survey

21 Custer

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### Computer and Automation Information

<b>CAMA software used (if applicable)</b>	TerraScan
<b>Administration software used (if applicable)</b>	TerraScan
<b>GIS software used (if applicable)</b>	N/A
<b>Personal Property software</b>	TerraScan

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### Annual Maintenance Information

	<b># of Permits</b>	<b># of Information Statements</b>	<b>Other</b>
<b>Residential</b>	25	0	0
<b>Commercial</b>	3	0	0
<b>Industrial</b>	0	0	0
<b>Agricultural</b>	32	0	0

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### Mapping Information

<b>Cadastral Date</b>	1970
<b>Cadastral Book Maintenance</b>	Staff
<b>CityZone</b>	
<b>Zoning Date</b>	2004
<b>Cities with Zoning:</b>	BROKEN BOW CITY

## 2005 County Abstract of Assessment for Real Property, Survey

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Contracted Services: Administrative Services		
Name of Contractor/Vendor	Cost	Expiration Date of Contract
Name of Contractor/Vendor	Cost	Expiration Date of Contract
Name of Contractor/Vendor	Cost	Expiration Date of Contract
Appraisal Services		
Name of Contractor/Vendor	Cost	Expiration Date of Contract
N/A	0	12:00:00 AM
Name of Contractor/Vendor	Cost	Expiration Date of Contract
Name of Contractor/Vendor	Cost	Expiration Date of Contract
Name of Contractor/Vendor	Cost	Expiration Date of Contract

## **2005 County Abstract of Assessment for Real Property, Survey**

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### **Assessor Comments**

I want to mention that I approached the board in Sept. 2004 to request funds for a profesional appraisal firm to finish the re-appraisal of agricultural residential properties that I began when I became the Assessor 6 years ago. (At that time the agricultural residential properties had not been re-appraised since 1980.) The board refused to have me hire the appraisal firm but suggested I hire part time people to finish the job. I hired a retired insurance man that has lived in Custer County all his life because of his knowledge of the area and the people. I also hired a real estate appraisor that has worked for a number of agencies but is now appraising of her own and also a young man who is attending college and taking appraisal classes. As of yet I have not hired a full time appraisor to fill the vacancy of the appraisor position.



# THE 2004 CUSTER COUNTY FIVE-YEAR PLAN OF ASSESSMENT

## INTRODUCTION

Pursuant to section 77-1311, the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation on or before September 1, 2004, and every five years thereafter. The assessor shall update the plan each year between the adoptions of each five-year plan.

## COUNTY INFORMATION

Custer County is the 2<sup>nd</sup> largest county in Nebraska area wise. It is 48 miles North and South and 54 miles East and West. There are 2,592 section or square miles and 1,614,674.67 acres of rural land. It has 31 precincts, 11 towns, 15 fire districts, and 11 school districts.

**2003 progress report: There were 13,977 parcels with a value of \$824,845,194. There were 1625 personal property schedules with a value of 61,879,190 giving Custer County a 56,449,784 increase in value over 2002.**

**2004 progress report: There were 14,034 parcels with a value of 882,358,053. There were 1,644 personal property schedules with a value of 66,862,284 giving Custer County a 62,495,953 increase in value over 2003.**

## EDUCATION

Beside the Assessor, the Deputy Assessor and the appraiser also have assessor's certificates. They all have many hours of schooling having attended IAAO and Department classes throughout their years of employment with county government. The Assessor has been attending schools since the late 1970's, the appraiser since the mid 1980's and the deputy since 1999.

**2004 progress report: The Assessor, Deputy Assessor and appraiser has achieved the required hours of continued education specified in 77-006.07 for continued hours for re-certification of the assessor's certificate from the Property Tax Administrator.**

**5-year plan: Within the next 2 years another employee will take the Assessor's exam and hopefully have an assessor's certificate. The Assessor, Deputy Assessor and appraiser will continue with all the educational training sessions available at workshops and conventions.**

## STAFFING AND DUTIES

One employee works with the cadastral maps keeping ownership and property lines current. The Cadastral Maps were flown and printed in 1970. These maps are in outstanding condition! This employee is also responsible for entering the ownership from the 521's monthly into the computer by parcel and updating the cadastral maps at the same time. She also sends in the information of valuations at the time of sale to the Department of Property and Tax.

One employee and the assessor works on the computer for the real estate appraisal work. They are responsible for drawing the square foot outline of the residence into the computer and listing in the computer all the outbuildings listed on the property record card. The assessor also determines the depreciation factors used for age, condition, and location.

The Deputy Assessor and three clerical employees work on assigned precincts, keeping the real estate records, personal property records and homestead exemption applications current in these territories. They enter all the data into the computers. The Deputy Assessor also compiles the final figures for the Abstract, CTL, and the School District Taxable Value Report.

The appraiser continues to check out the rural properties for unreported construction, for change in land use and for new construction for the next fiscal years appraisal (Pick-up work). He measures the improvements, outlines the ground plan, takes new pictures and visits with the property owner. He determines the quality and condition of the property at the time of inspection. The pick-up work is completed by March 15 of each year.

**5-year plan: Due to budget cuts and age of employees one of the assessor clerks and the appraisal clerk will be working part-time only. At the time of their retirement the assessor will hire one full time clerk to do double duty as assessor/appraisal clerk.**

## PROPERTY RECORD CARDS

New rural property record cards were purchased in 2001 and the clerical staff has been working on filling out all the data needed for each parcel as dictated by statute. The historical records are kept in albums we call the history books and only current records are within the property record card. The computer system also stores the history of each parcel and older records are also saved on microfilm.

**5-year plan: Replace the urban and commercial property record cards.**

## RURAL RESIDENTIAL

Up to 1999 the last review of rural residences was 1970. Since that time approximately a fourth of the county a year has been physically reviewed, new pictures taken, sketches of the ground plan drawn, and replacement cost tables used. Time permitting the rural residences will be reviewed every 4 years. In 2000 the 1-acre home-site and the remaining building site land values were updated.

**2004 progress report:** The county is still in the process of re-appraisal on the rural residences and farm buildings reviewing approximately  $\frac{1}{4}$  of the county a year. With only one appraiser on staff and because of the lengthy process of this project the Tax Equalization and Review Commission ordered a 45.17% increase on the 1-acre and the residence and a 15.58% increase on the suburban 1-acre and residence.

**5-year plan:** The county will hire an additional part-time reviewer/lister to help the appraiser finish the work of reviewing all the rural residences and rural farm buildings.

## RURAL AGRICULTURAL LAND

The county has very good Mylar maps that were purchased in 1980 and with the aid of aerial slides that were purchased from the ASCS, the ag-land use with the classes and subclasses are very current. The NE Natural Resources Department sends a list, upon request, of all irrigation wells registered in Custer County and we review this each year checking for the new irrigation wells that have been installed. The 1995 soil conversions are in place.

**5-year plan:** We will continue using every resource available at the ASCS and the NE Natural Resources Department and the information from the Personal Property schedules checking for changes in the ag-land use.

## MARKET AREAS

Agricultural land is adjusted according to sales each year to 80% of market ratio. Because of this, new market areas have been established. Since 1999 three new market areas were added to the two original areas. In 2001 the county board removed one of the market areas leaving Custer County with 4 market areas. As the sales are reviewed, the need may arise again for other market areas. This is a yearly process.

**Progress Report:** Custer County has 6 market areas using geographical and natural boundaries and sales within each area are used to set values within the 72-80% average sales assessment ratio.

**5-year plan:** Continue to monitor the market areas and sales.

## URBAN PROPERTIES

The residential property record cards were purchased and prepared in 1992. The homes themselves were not reviewed again until 1999. As of 2002, the goal to review all the towns and villages in a 4 years time frame has been completed. At that time the front foot method of valuing the lots was replaced with the square foot method in most of the towns.

**5-year plan:** The Assessor will physically review Broken Bow in 2005, taking new pictures and updating information on the property record cards and applying the square-foot method of valuing the lots. A three year history of sales will be used to adjust the depreciation of each property and new values from the Terri Scan system will be applied. We will also continue checking sales within each village to indicate necessary updates and reappraisals to meet the requirements for Urban residential.

## SALES REVIEW

As the 521 sales forms come into the office from the Register of Deeds, a questionnaire is sent to the buyer of the qualified sales for further information that can help the assessor in determining the sales-assessment ratios. These questionnaires will continue to be mailed out. The sales are then used to set values for AG-land and they are used to determine if reappraisals are needed for future residential and commercial properties.

**5-year plan:** There will not be any changes in the sales review process.

## COMPUTER SYSTEMS

In 2002, the Custer County Assessor, Treasurer and Clerk switched from an AS400 mainframe computer system with the software maintained by Mips/County Solutions to the TerraScan Inc. software system. We have 7 PC's and 2 printers.

**5-year plan:** For 2005 I am planning to add a color printer.

## COMPUTER SOFTWARE

All the homes in the county are being priced using the Marshal and Swift replacement cost tables that are programmed into the PC computers by TerraScan, Inc. The commercial properties are being entered into the PC's and the replacement cost new values will be used from Marshal and Swift Commercial program also maintained by the TerraScan, Inc. system.

**5-year plan: Within the next 5 years I am planning to get a GIS program, sharing the system with the Surveyor, Zoning administrator and County Roads Department just to name a few.**

## CONCLUSION

In summarizing the five-year plan for Custer County, there will office staff retiring and a new employees to train, property records cards to maintain, new agricultural and residential values to defend, new computer programs to adjust to, sales to review, and the four-year cycle for area towns and agricultural residences to review. All this, of course, will be dictated by budget limitations.

Connie Braithwaite  
Custer County Assessor

State of Nebraska  
Department of Property Assessment and Taxation

**2004 Progress Report for  
Custer County**

**Introduction**

State law establishes the framework within which the assessor must operate. A real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is completed. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establish taxpayer confidence in local government, and enable the local government to serve its citizens more effectively.

**Plan of Assessment**

Pursuant to Neb. Rev. Stat. Section 77-1311(8), (R. S. Supp., 2003), the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation, hereinafter referred to as the Department, on or before September 1, 2001, and every five years thereafter. The assessor shall update the plan each year between the adoptions of each five-year plan. The plan and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31 each year.

**Purpose of the Department's 2004 Progress Report**

The Department's Progress Report shall be based on reports and statistics developed by class and subclass of real property. The intent of the Progress Report is to provide a review of the assessor's actions for residential, commercial and agricultural property classes, and how these actions affect the overall level, quality, and uniformity of assessment of the three classes and the various subclasses.

For 2004, the Progress Report will contain two elements offering assistance in the measurement of assessment practices. The first element to be developed is a section on Standards; this portion of the report will consist of a set of minimum acceptable standards against which the assessment practices of a county will be measured. The second element will consist of topic(s) that have been chosen as data gathering subjects this year, which will be used to develop standards for measurement in future years.

The Progress Report offers guidance to the assessor in the preparation and update of their 2004 Five-Year Plan. In addition, the Progress Report will offer suggestions to the assessor to assist in the planning of cyclical inspection, review and appraisal processes. Using the 2003 Five-Year Plan and statistical analysis as a guide, the Progress Report may be used by the assessor to

extend the assessor's plan over its five year projection to indicate classes and subclasses that are in need of attention or have been omitted from the previous planning process and make recommendations accordingly.

## **Standards**

### **I. Sales Review Standards**

The Sales Review Standards were prepared to outline the minimum acceptable effort of sale review. The purpose of sale review is to make a qualification determination about the usability of each sale for measurement purposes. More intensive review procedures for use in the assessment and appraisal process are encouraged, but not required in this standard. This process should also be systematically extended to all classes to support the qualification decision that the assessor must make for each sale. This process must be verifiable by written documentation supplied by the assessor.

There are four standards for the sales review standard:

*Standard One (1): All sales shall be deemed to be arm's length transactions unless through the verification process the sale is found to be a non-arm's length transaction. (77.1327(2))*

*Standard Two (2): All sales involving personal property (tangible and/or intangible) and outliers (those exhibiting a fifty-percent point deviation from the top end of the acceptable range for residential and commercial properties, and those exhibiting a forty-percent point deviation from the top end of the acceptable range for agricultural unimproved) must be verified with a primary party to the sale or knowledgeable third party. The verification may be accomplished by telephone, in person, or questionnaire.*

*Standard Three (3): Regardless of what interview (or verification) method is used, there shall be an established or uniform set of questions used for each interview and the responses must be recorded in written form and maintained in a readily accessible manner.*

*Standard Four (4): Only adjustments for personal property and intangible personal property (goodwill, going-concern value, etc.) that are verified with one of the primary parties to the sale or a knowledgeable third party should be made by the assessor, with the following consideration, "If the stated value of personal property is more than 5 percent of the total sale price for residential property or more than 25 percent for commercial property, the sale should be excluded unless the sales sample is small and there is strong evidence to support the value estimate of the personal property." [The International Association of Assessing Officers, Standard on Ratio Studies, 1999.] IAAO does not address personal property adjustments in the agricultural class; therefore it is the opinion of the Department that adjustments to agricultural land sales shall be considered in the same manner as the commercial class of property.*

## **Findings of Sales Review Standards**

*Standard One (1)* – It is Custer County’s philosophy that all sales are “arm’s length” unless through the verification process they are found to the contrary.

*Standard Two (2)* – The County will mail out questionnaires for all three classes of property residential, commercial, and agricultural including sales involving personal property and outliers.

*Standard Three (3)* – Custer County has a uniform set of questions that are used for each sale. Upon return the questionnaire is filed in a notebook for easy accessibility.

*Standard Four (4)* – The County does not disqualify sales based on the allocation of personal property. Custer County primarily relies upon the information noted on the Real Estate Transfer Statement, Form 521. If personal property is later discovered a Sales File Correction Form with proper documentation will be filed with the Department for a correction to the sale within the sales file.

## **Conclusion**

Custer County meets the requirements of the Sales Review Standards, they consider all sales to be “arm’s length” transactions unless through the verification process there is evidence to prove otherwise. The assessor uses a uniform set of questions and documents all responses in an easily accessible manner.

## **II. Property Record Keeping Standards**

Pursuant to REG-10-001.10 property record file shall mean a file that contains the property record card, worksheets, supplemental data, and transfer information. All portions of the property record file shall be interrelated through codes and references, which shall be recorded on the property record card. This may be in the form of an electronic file that can be printed on demand. The Department does not recommend a particular style for a property record file. REG-10-004 requires that every assessor shall prepare and maintain a property record file which shall include a property record card, for each parcel of real property including improvements on leased land and exempt properties, in the county.

Therefore, for the property record keeping review there are three standards:

*Standard One (1): Each property record card shall contain an area for the name and address of the current owner. There shall also be an area for the documentation of ownership changes and the noting of splits or additions to the original parcel during the past five years. 10-004.01A (3), 10-004.01A (2), and 10-004.01A (11). For the ability to locate a parcel of real property it shall be required that the legal description, situs of the property, and cadastral map or GIS reference number be a part of the record card. 10-*



004.01A (1), 10-004.01A (4), and 10-004.01A (5). The current property classification code shall be a part of the record card. 10-004.01A (6). The record card shall show tax district information as determined by the county 10-004.01A (7). Current year and one or more prior years history of the final assessed value of land and improvements. 10-004.01A (8).

*Standard Two (2): The property record file shall contain a picture of the major improvement on the improved parcels. 10-004.01B (1). A sketch of the improvement or main structures if applicable. 10-004.01B (2). A ground plan sketch or aerial photograph if there are multiple improvements in addition to the main structures if applicable. 10-004.01B (3). School district codes as prescribed by the Department of Property Assessment and Taxation. 10-004.01B (4). Four or more prior year's history of the final assessed value of land and improvements. Also a complete history of each incremental adjustment or change made within an assessment year to the assessed value of the parcel recorded in the file, including the nature of the change and an indication of assessment body or official ordering the change. 10-004.01B (5). Other codes created by the assessor that are relevant to the specific parcel, such as coded expressions for the legal description, account numbers or other identifiers. 10-004.01B (6). All information or reference to all records or working papers relevant to the valuation of the property. Examples are, but not limited to; the relevant cost tables, depreciation tables, land valuation tables, income analysis, and sales comparison analysis.*

*Standard Three (3): The three approaches to value are cost, income and sales comparison. The Cost Approach is the approach to value which is based upon the principle of substitution that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. (50-001.13). The Income Approach shall mean the approach to value which converts anticipated benefits to be derived from the ownership of property into a value estimate (50-001.15). The Sales Comparison Approach shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. (50-001.16). The Assessor shall make the final estimation of value, depending on one or more approaches to value, on each parcel of real property. The property record file shall contain a correlation section that summarizes the results of each approach to value that has been completed for the parcel. Also there shall be a narrative statement that provides an explanation of the correlation process and the final estimate of value. 10.004.01B (7). This final value estimate shall be consistent with the value reported on the property record card and notice of valuation change.*

### **Findings of Property Record Keeping Standards**

*Standard One (1) – Custer County meets all the requirements of Standard One, the property record cards, both electronic and hard copy, are in good shape and meet the requirements within Regulation 10-004. It is noted that on the hard property card there is an area for documentation of ownership changes and the noting of splits or additions to the original parcel, however the hard cards are less than five years old so for past history*

one would have to refer to the historic files within the office. The electronic card would fully meet this requirement.

*Standard Two (2)* – The hard property record file will meet all but one element of the standard, it lacks reference to cost indexes, land tables, and depreciation schedules that are located within the TerraScan CAMA system. The electronic file will lack this element as well plus not all pictures have been scanned into the system and ground plan sketch have not yet been entered.

*Standard Three (3)* – The cost approach is the primary approach to the value of the improvements within the county. A notation should be made within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final value estimate. Perhaps the vendor could incorporate this element into the program software.

### **Conclusion**

Custer County has substantially met the requirements of the Property Record Keeping Standards other than the lack of reference to the cost index, depreciation schedules, and the land tables as well as a correlation statement that reconciles the final estimate of value.

### **III. Five Year Plan of Assessment Standards**

There are several key elements that must be present for the Five-Year Plan to accomplish its intended purpose. When the Department reviews the county's present plan, they will direct their suggestions toward whether the plan utilizes the statistical sections of the most current and prior Reports and Opinions to suggest priority actions to the assessor.

Since one of the most basic purposes of the Five-Year Plan is to assure that over a five year time frame that each parcel of real property in the county has been inspected, it is imperative that the plan describe a systematic and repeatable process that will take place in a five year or shorter cycle.

All classes or subclasses or parts of classes or subclasses should be covered in the plan.

For the purpose of this report, the definitions of the following terms found in REG-50-001 are applicable. Appraisal, reappraisal and mass appraisal, (paragraph 001.02), appraisal process, (paragraph 001.03), appraisal update, (paragraph 001.05), appraisal maintenance or pick-up work, (paragraph 001.06), appraisal or assessed value adjustment, (paragraph 001.22) and other terms defined or used in the Assessment Process Regulations as necessary.

The details of each assessment process should be described within a written procedures manual. An example that should be contained in a county procedures manual is the Steps in a Revaluation that was drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

### **Steps in a Revaluation**

1. Performance Analysis – ratio study
2. Revaluation Decision
3. Analysis of Available resources
  - Staff
  - Data processing support
  - Existing system and procedures
  - Budget
4. Planning and organization
  - Objectives
  - Work plans and assignment of responsibilities
5. System acquisition or development
  - Forms, manuals, and valuation schedules
  - Software
6. Pilot Study
7. Data collection
  - Property characteristics data
  - Sales, income/expense, and cost data
8. Valuation
  - Initial Values
  - Testing, refinement, and final values
9. Value Defense
  - Informal hearing
  - Appeal boards
10. Final ratio study

For the five-year plan of assessment there are six standards:

*Standard One (1): The plan should be formatted by year for the five years it entails and address each property class/subclass for that year.*

*Standard Two (2): The plan should address level of value and quality of assessment.*

*Standard Three (3): Budgeting, staffing, and training issues should be discussed.*

*Standard Four (4): There should be a time line for accomplishing goals.*

*Standard Five (5): Although historical information may be useful it should be kept to a minimum and not be redundant of information that may already be included in the abstract or survey; the focus should be on current and future goals.*

*Standard Six (6): The plan should contain detailed information on what will be required for physical inspections; anticipated number of parcels that will be done, is it done off-site, on-site, does it include interior inspections, who will do it and are they qualified,*

*and what characteristics are they looking for. Include language in the plan as to what is actually meant by reappraisal, update, review and so forth so it is clearly understood what is going to be done. The plan should indicate which portion of the county will be reappraised, i.e. one-fourth of the county every year, and be uniquely identified, for example by neighborhoods, assessor location, market area or, townships.*

### **Findings of Five Year Plan of Assessment**

*Standard One (1)* – The current plan is formatted by class (residential, commercial, agricultural) or subclass (rural residential, market areas) and then will include prior years and the upcoming year. It does not state projected goals over a five year period.

*Standard Two (2)* – The assessor has touched upon the level of value in each class; agricultural land is adjusted according to sales each year to obtain 80% of market and new market areas created if needed. For residential and commercial properties sales are reviewed each year and may indicate subclasses that are in need of immediate attention to obtain an acceptable level of value within the class.

*Standard Three (3)* – Staffing and training issues have been addressed with the possibility of losing two staff members due to retirement and not being able to replace them because of budget limitations. The assessor has stated that the assessor, deputy assessor and appraiser will take training to meet the educational requirements needed to keep their assessor's certificates current. Anticipated funding requests to meet appraisal needs also should be mentioned within the plan.

*Standard Four (4)* – The time line established is on work that was done in the past and anticipated work to be done in the current year, it needs to be more focused on current and future goals over a five year period.

*Standard Five (5)* – Although historical information may be useful it should be kept to a minimum and should be pertinent in emphasizing to the county board the need for appraisal funding.

*Standard Six (6)* – The plan lacks detailed information on what will be required for physical inspections, will they be done on-site or off-site, and do they include interior inspections and what characteristics are being sought. There needs to be statements within the plan as to what is meant when such terms as reappraisal, update or review are used, so there is a clear understanding of what type of work is being done.

### **Conclusion**

The assessor has the beginnings of a reasonable five-year plan of assessment but it needs some modification; a more detailed outline for the 2004 Plan of Assessment is suggested. The plan should address projections by class residential, commercial and agricultural and then by year for a five-year period starting with 2005 and going through 2009 for each class. Subclasses may then be addressed within the proper class.

The county board is visiting with various appraisal companies and asking for projected costs on doing a reappraisal in Custer County, if this becomes a reality the specific job assignment (what property type(s) will be done, what exact type of appraisal work will be done), anticipated completion date and costs will need to be incorporated into the plan along with the work currently being done by the office appraiser.

The plan needs to contain language that specifically defines appraisal terms such as reappraisal, update or review (on-site review, off-site review, sales review, etc.) so the reader of the plan clearly understands what is going on.

### **Informational Data**

#### **I. Data Collection/Physical Characteristics (As it pertains to the appraisal process as outlined within the five-year plan of assessment.)**

*The assessor should be able to describe their processes to collect and maintain the physical characteristics of all parcels of real property for classification, valuation, and other purposes for both land and improvements. The characteristics gathered should be based on an analysis by the assessor of the characteristics that most affect the market. These characteristics are not necessarily limited to the physical measurements of the structures.*

#### **Conclusion**

When the appraiser is in the field he is collecting data on the quality, condition, style, age, materials used, taking photos and checking the measurements of the improvements. He has a copy of the current property record card and is also doing an inventory check of those items already listed to review for changes in the structures, additions or deletions. The appraiser always goes to the door in an attempt to let the property owner know that he is there and then will inquire about the interior of the property, for example is there basement finish.

#### **II. Assessment Procedures Manual**

*Although it is not specified in regulations, it is deemed to be good assessment practice to prepare a manual that specifies office and assessment procedures. This manual should contain detailed explanations of each step in the assessment processes. The procedures described must then be followed and the taxpayers may thus be assured that the county has uniform and proportionate processes used in the valuation of their property.*

*If the county has developed a procedures manual, is the detail sufficient to permit a reader of the manual to easily understand the assessment process in place in the county.*

*Are terms like appraisal, listing, verification and review defined sufficiently and used precisely enough to adequately describe the assessment processes of the county to any reader or user of the assessment procedures manual.*

### **Conclusion**

The assessor has started a policy and procedure manual thus far containing sections on residential (determining quality, depreciation, square foot costing tables etc.), an effective age study, manufactured housing, land classification groups, and agland (market areas and soil types and soil conversion). The manual could be enhanced with the inclusion of office procedures and job specific duties of office personnel i.e. assessor, deputy assessor, clerks and appraiser. The procedure manual is a good tool in educating office staff as well as the public.

# **Purpose Statements for the 2005 Reports and Opinions**

## **Commission Summary**

Displays essential statistical information from other reports contained in the R&O. It is intended to provide an overview for the Commission, and is not intended as a substitute for the contents of the R&O.

## **Property Tax Administrator's Opinions**

Contains the conclusions reached by the Property Tax Administrator regarding level of value and quality of assessment based on all the data provided by the county assessor and gathered by the Department regarding the assessment activities of the county.

## **Correlation Section**

Contains the narrative analysis of the assessment actions and statistical results which may influence the determination of the level of value and quality of assessment for the three major classes of real property. This section is divided into three parts: Residential Real Property; Commercial Real Property; and, Agricultural Land. All information for a class of real property is grouped together to provide a thorough analysis of the level of value and quality of assessment for the class of real property.

Each part of the Correlation Section contains the following sub-parts:

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Sub-part I is the narrative conclusion of all information known to the Department regarding the class of property under analysis. Sub-parts II through VII compare important statistical indicators that the Department relies on when comparing assessment actions to statistical results and provide the explanation necessary to understand the conclusions reached in Sub-part I.

The Correlation Section also contains the 2005 County Abstract of Assessment for Real Property, Form 45, Compared with the 2004 Certificate of Taxes Levied (CTL) Report which compares data from two annual administrative reports filed by the county assessor. It compares the data from the 2004 CTL to establish the prior year's assessed valuation and compares it to the data from the 2005 County Abstract of Assessment for Real Property, Form 45, to demonstrate the annual change in assessed valuation that has occurred between assessment years. This report displays the amount of assessed dollars of change and the percentage change in

various classes and subclasses of real property. It also analyzes real property growth valuation in the county.

### **Statistical Reports Section**

Contains the statistical reports prepared by the Department pursuant to Neb. Rev. Stat. Section 77-1327(3) (Reissue 2003) and the *Standard on Ratio Studies*, International Association of Assessing Officers, (1999). These statistical reports are the outputs of the assessment sales ratio study of the county by the Department.

The statistical reports are prepared and provided to the county assessors at least four times each year. The Department, pursuant to 350 Nebraska Administrative Code, Chapter 12, Sales File, and *Directive 04-06, Responsibilities of the County or State Assessor and the Department of Property Assessment and Taxation in the Development of the Real Property Sales File for Assessment Year 2005*, November 10, 2004, provided Draft Statistical Reports, to each county assessor on or before Monday, September 17, 2004, based on data in the sales file as of Monday, September 13, 2004, and on or before Friday, November 19, 2004, based on data in the sales file as of Wednesday, November 17, 2004. The purpose of the Draft Statistical Reports was to provide the statistical indicators of the sales in the biannual rosters that were also provided to the county assessors on the aforementioned dates.

The Department provided the 2005 Preliminary Statistical Reports to the county assessors and the Commission on or before Friday, February 4, 2005, based on data in the sales file as of **Saturday, January 15, 2005**.

The Statistical Reports Section contains statistical reports from two points in time:

R&O Statistical Reports, in which the numerator of the assessment sales ratio is the 2005 assessed valuation of the property in the sales file as of the 2005 Abstract Filing Date.

Preliminary Statistical Reports, in which the numerator of the assessment sales ratio is the final 2004 assessed value of the property in the sales file.

All statistical reports are prepared using the query process described in the Technical Specification Section of the 2005 R&O.

### **Assessment Actions Section**

Describes practices, procedures and actions implemented by the county assessor in the assessment of real property.

### **County Reports Section**

Contains reports from and about a county which are referenced in other sections of the R&O:



## **County Abstract of Assessment for Real Property, Form 45**

A required administrative report filed annually with the Department by the county assessor. It is a summation of the 2005 assessed values and parcel record counts of each defined class or subclass of real property in the county and the number of acres and total assessed value by Land Capability Group (LCG) and by market area (if any).

## **County Agricultural Land Detail**

A report prepared by the Department. The Department relies on the data submitted by the county assessor on the Abstract of Assessment of Real Property, Form 45, Schedule IX and computes by county and by market area (if any) the average assessed value of each LCG and land use.

## **County Abstract of Assessment for Real Property, Survey**

Describes the funding and staffing of the county assessor's office.

## **2004 Progress Report**

A report prepared by the Department and presented to the county assessor on or before July 31 of each year. This report is based on reports and statistics developed by class and subclass of real property for each county. The county assessor may utilize the Progress Report in the development and update of their Five-Year Plan of Assessment. Neb. Rev. Stat. §77-1311(8) (Reissue 2003). The Progress Report contains two sections that offer assistance in the measurement of assessment practices. The first section contains a set of minimum standards against which assessment practices of a county are measured. The second section contains two topics chosen by the Department which are practices or procedures that the Department is studying for development of future standards of measurement.

## **The County Assessor's Five-Year Plan of Assessment-Update**

The Five-Year Plan of Assessment is prepared by the county assessor and updated annually, pursuant to Neb. Rev. Stat. §77-1311(8) (Reissue 2003). It explains the scope and detail of the assessment processes planned by the county assessor for the current and subsequent four assessment years.

## **Special Valuation Section**

The implementation of special valuation in a county, in whole or in part, presents challenges to the measurement of level of value and quality of assessment of special value and recapture value. Special valuation is a unique assessment process that imposes an obligation upon the assessment officials to assess qualified real property at a constrained taxable value. It presents challenges to measurement officials by limiting the use of a standard tool of measurement, the assessment sales ratio study. The Purpose provides the legal and policy framework for special valuation and

describes the methodology used by the Department to measure the special value and recapture value in a county.

**Special valuation is deemed implemented if the county assessor has determined that there is other than agricultural or horticultural influences on the actual value of agricultural land and has established a special value that is different than the recapture value for part or all of the agricultural land in the county. If a county has implemented special valuation, all information necessary for the measurement of agricultural land in that county will be contained in the Special Valuation Section of the Reports and Opinions of the Property Tax Administrator.**

#### **Nebraska Constitutional Provisions:**

Article VIII, Section 1, subsection 1: Requires that taxes be levied by valuation uniformly and proportionately upon all real property and franchises except as provided by the constitution.

Article VIII, Section 1, subsection 4: Allows the Legislature to provide that agricultural land, as defined by the Legislature, shall constitute a separate class of property for tax purposes and may provide for a different method of taxing agricultural land which results in valuations that are not uniform and proportionate with other classes of real property but are uniform and proportionate within the class of agricultural land.

Article VIII, Section 1, subsection 5: Allows the Legislature to enact laws to provide that the value of land actively devoted to agricultural use shall for property tax purposes be that value that the land would have for agricultural use without regard to any value such land might have for other purposes and uses.

#### **Nebraska Statutory Provisions for Agricultural Land:**

77-112: Definition of actual value. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

77-201: Property taxable; valuation; classification. (1) Except as provided in subsections (2) and (3) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value. (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and

shall be valued at eighty percent of its actual value. (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in section 77-1343 and at eighty percent of its recapture value as defined in section 77-1343 when the land is disqualified for special valuation under section 77-1347.

77-1359(1): Definition of agricultural land. Agricultural land and horticultural land shall mean land which is primarily used for the production of agricultural or horticultural products, including wasteland lying in or adjacent to and in common ownership or management with land used for the production of agricultural or horticultural products. Land retained or protected for future agricultural or horticultural uses under a conservation easement as provided in the Conservation and Preservation Easements Act shall be defined as agricultural land or horticultural land. Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production shall be defined as agricultural land or horticultural land. Land that is zoned predominantly for purposes other than agricultural or horticultural use shall not be assessed as agricultural land or horticultural land.

#### **Nebraska Statutory Provisions for Special Valuation:**

77-1343(5): Definition of recapture valuation. Recapture valuation means the actual value of the land pursuant to section 77-112.

77-1343(6): Definition of special valuation. Special valuation means the value that the land would have for agricultural or horticultural purposes or uses without regard to the actual value the land would have for other purposes or uses.

#### **Nebraska Statutory Provisions for Measurement of Level of Value:**

77-1327(4): For purposes of determining the level of value of agricultural and horticultural land subject to special valuation under sections 77-1343 to 77-1348, the Property Tax Administrator shall annually make and issue a comprehensive study developed in compliance with professionally accepted mass appraisal techniques to establish the level of value if in his or her opinion the level of value cannot be developed through the use of the comprehensive assessment ratio studies developed in subsection (3) of this section.

#### **Discussion of the Constitutional and Statutory Provisions:**

Nebraska law requires that all values of real property for tax purposes shall be uniform and proportionate. Agricultural land may be treated differently from other real property for tax purposes, but the assessed values shall be uniform and proportionate within the class of agricultural land. Additionally, agricultural land may be valued for tax purposes at its value solely for agricultural use without regard to the value the land might have for any other purpose and use; however, these values must be uniform and proportionate within the application of this constitutional provision.

Nebraska's statutory structure for the valuation of agricultural land is fairly straightforward. The valuation policy is based on actual or market value. Actual value is a common, market standard that is used to determine the value of a property for many purposes, including taxation. Actual value is also a measure that is governed by practices and principles familiar to most people. Additionally, using actual value as the standard by which to determine valuation of real property provides the property owner with the ability to judge the proportionality of the valuation with other like property or other classes of property.

### **Discussion of Special Valuation:**

The policy of special valuation was developed as the conversion of agricultural land to other uses demanded action for two purposes: one, the systematic and planned growth and development near and around urban areas; and two, to provide a tax incentive to keep agricultural uses in place until the governing body was ready for the growth and development of the land. Special value is both a land management tool and a tax incentive for compliance with the governing body's land management needs. As alternative, more intensive land uses put pressure for the conversion of underdeveloped land, economic pressures for higher and more intensive uses from non-agricultural development provide economic incentives to landowners to sell or convert their land. Governments, in order to provide for the orderly and efficient expansion of their duties, may place restrictions on landowners who convert land from one land use to a higher more intensive land use. Additionally, the existing landowners who may wish to continue their agricultural operations have an incentive to continue those practices until the governing body is ready for the conversion of their property to a more intensive use.

Without special valuation, existing agricultural landowners in these higher intensive use areas would be forced to convert their land for tax purposes, as the market value of the land could be far greater than its value for agricultural purposes and uses. The history of special valuation would indicate that the other purposes and uses are those not normally or readily known within the agricultural sector and are more intensive, requiring the greater need for governmental services, such as residential, recreational, commercial or industrial development.

There are two scenarios that exist when special valuation is implemented in a county:

One, special valuation is applicable in a defined area of the county or only for certain types of land in the county. In these situations the county has found that use of the land for non-agricultural purposes and uses influences the actual value of some of the agricultural land in the county. In these situations, the Department must measure the level of value of agricultural land, special value, and recapture value. If the methodology of the assessor states that the assessor used sales of similar land that are not influenced by the non-agricultural purposes and uses of the land, then the sales of uninfluenced land are used to determine the special valuation of the influenced land. The sales of the influenced land are used to determine the recapture value of the influenced land. The sales of agricultural land that are not influenced by the non-agricultural purposes and uses are used to measure the level of value of uninfluenced agricultural land.

Two, special valuation is applicable in the entire county. In this situation the county has found that the actual value of land for other purposes and uses other than agricultural purposes and uses influences the actual value of all of the agricultural land in the county. In these situations, the Department must measure the level of value of special value and recapture value.

### **Measurement of Special Valuation**

The Department has two options in measuring the level of value of special valuation. In a county where special valuation is not applicable in the entire county and the land that is subject to special value is similar to agricultural land that is not subject to special value, the Department can analyze the level of value outside the special valuation area and determine if the level of value in that area should be deemed to be the level of value for special valuation. If the land in the special value area is dissimilar to other agricultural land in the county so there is no comparability of properties, the Department would analyze the valuations applicable for special value to determine if they correlate with the valuations in other parts of the county, even though direct comparability may not exist.

In a county where the special valuation is applicable throughout the entire county, the Department has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county. In developing this methodology, the Department considered all possible mass appraisal techniques. There is, however, no generally accepted approach for the measurement of constrained values. For example, the assessment/sales ratio study measures influences of the “whole” market. In counties where there are nonagricultural influences throughout the county, there are no sales in that county without a nonagricultural influence on value. As a result, the Department had to examine and adapt professionally accepted mass appraisal techniques to the measurement of special valuation other than the assessment sales ratio. As the Department analyzed the three professionally accepted mass appraisal techniques relating to the valuation of real property, the Department discarded the use of the cost approach as not being suited to the analysis of unimproved agricultural land. With respect to the sales comparison approach, in counties that are 100 percent special valuation, any sales data would have to be “surrogate” sales from other counties where nonagricultural influences have no impact on sales of agricultural land. This analysis would provide a significant level of subjectivity in terms of whether the counties from which the surrogate sales are drawn are truly comparable to the county that is being measured. The Department ultimately chose to adapt the income approach to this process. First, the income approach could rely on income data from the county being measured. Second, the Department could, to some degree, reduce the subjectivity of the process because nonagricultural influences do not influence the cash rent that land used for agricultural purposes commands in the market place.

#### **Rent Data**

For purposes of determining the income for the Department’s measurement technique, the Department gathered cash rent data for agricultural land. There were three sources for cash rent data. One, the annual study done by the University of Nebraska, Lincoln, titled *Nebraska Farm Real Estate Market Developments 2003-2004*. Two, the Board of Educational Lands and Funds

(BELF), which provides a statewide schedule of crop land rental rates and grass land rental rates. The databases provided by BELF contained a summary presentation of all of the rental contracts that were examined by county, parcel size, land use, contract rent, BELF rent estimate and classification and notes relating to lease conditions. This data was provided for both cropland and grassland. Three, the annual survey entitled *Farm and Ranch Managers Cash Rental Rate Survey*, which is provided to the Department from BELF.

Gross rental amounts are used in the Department's methodology because the marketplace tends to take expenses and taxes (items that must be accounted for in any income approach to value) into account in the determination of the amount the lessee will pay the lessor for the rental of agricultural land.

### Rate Data

The second portion of the income methodology is the development of a "rate". The Department sought to correlate the available data and determine a single rate for each major land use. By doing this, the final values which were developed as a standard for comparison with the special valuation varied by county based on the rent estimates that were made. The calculation for the rate was done in several steps. First, the abstract of assessment was used to determine the assessed valuation for each land classification group for the counties not using special valuation that were comparable to the special valuation counties. Second, that assessed valuation was divided by the level of value for agricultural land as determined by the Tax Equalization and Review Commission to reach 100% of the value of agricultural land without nonagricultural influences. In turn, the Department took the rent estimates for each LCG in those counties and multiplied them by the number of acres in that LCG to generate total income. That amount was then divided by the total value of agricultural land to determine a rate for that county. The rates for the comparable counties were then arrayed, in a manner similar to assessment/sales ratios. In developing the rates, a starting point was the use of "comparable" counties to those using special valuation.

The Department looked to counties where there was not an active process of special valuation in place or unrecognized nonagricultural influences. Additionally, the Department looked to comparable counties in the proximity of the counties being measured. The most significant group was the 12 counties that were geographically adjacent to the eight special valuation counties. Further, the Department looked at the distribution of land uses in the comparable counties and whether they were similar to those in the subject counties. The Department then sorted counties and rates based on land use mix. As the Department worked through the process, land use mix tended to drive the analysis. The eight primary special valuation counties were all strongly weighted toward dryland, measuring 66.6% to 82.8% dryland use. In analyzing the counties in the eastern part of the state, a mean and median rate was calculated based on the proportion of land use. For the counties with 65% and greater dryland use, the mean rates were between 6.07% and 6.20% and the median rates were between 6.27% and 6.42%. The Department's correlation process resulted in a rate of 6.25% to apply to the dryland rents to convert them to value.

A similar process was done for grassland and the Department determined the rate to be 4.25%. For the eight primary special valuation counties, grassland use varied between approximately 5 and 22%. Therefore, the rate determined by the Department was based on the rates calculated for counties with similar percentages of grassland use.

The Department had the most difficulty with a rate for irrigated land. In analyzing the uninfluenced counties, irrigated use had the greatest “spread” in calculated rates. Additionally, some of the counties where irrigated land rates were developed had agricultural land with little similarity to the special valuation counties. The Department finally chose the counties with the most similarity to those being measured and developed a rate of 8.25%.

### Valuation Calculation

The applicable rates were applied to the rental income for each land use multiplied by the number of acres for that use. The result of this calculation was to reach total special valuation, which represents of the value for agricultural purposes only.

### Measurement Calculation

Lastly, to calculate the level of value achieve by a county, the Department takes value calculated from the income approach which represents the total special valuation for a county and compares it to the amount of special valuation provided by the county on its annual abstract of assessment to reach the estimated level of value for special valuation in each subject county.

### **Measurement of Recapture Valuation**

The measurement of recapture valuation is accomplished by using the Department’s sales file and conducting a ratio study using the recapture value instead of the assessed or special value in making the comparison to selling price. The Department has the capability of providing statistical reports utilizing all agricultural sales or utilizing only the sales that have occurred with recapture valuation stated by the assessor on the sales file record.

### **Measurement of Agricultural Land Valuation**

In a county where special valuation is not applicable in the entire county, the Department must measure the level of value of the agricultural land valuation. This is accomplished by using part of the agricultural land sales file using sales that are not in the area where special valuation is available. Other than using only the applicable part of the sales file, this is the same measurement process that is used by the Department for agricultural land in a county that has no other purposes and uses for its agricultural land.

**Purpose Statements Section**

Describes the contents and purpose of each section in the Reports and Opinions.

**Glossary**

Contains the definitions of terms used throughout the Reports and Opinions.

**Technical Specifications Section**

Contains the calculations used to prepare the Commission Summary, the Correlation Section tables, the Statistical Reports Query, and the Statistical Reports.

**Certification**

Sets forth to whom, how and when copies of the Reports and Opinions are distributed.

**Map Section**

The Map section contains a collection of maps that the Property Tax Administrator has gathered that pertain to each county. These maps may be used as a supplement to the Reports and Opinions of the Property Tax Administrator.

**History Valuation Charts Section**

The History Valuation chart section contains four charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.



## Glossary

**Actual Value:** the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) sales comparison approach using the guidelines in Neb. Rev. Stat. §77-1371 (Reissue 2003), (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

**Adjusted Sale Price:** a sale price that is the result of adjustments made to the purchase price reported on the Real Estate Transfer Statement, Form 521, for the affects of personal property or financing included in the reported purchase price. If the sale price is adjusted, it is the adjusted sale price that will be used as the denominator in the assessment sales ratio. While an adjustment for time is listed as an allowable adjustment, the Department does not adjust selling prices for time under its current practices.

**Agricultural Land:** land that is agricultural land and horticultural land as defined in Neb. Rev. Stat. §77-1343(1) (R. S. Supp., 2004) and Neb. Rev. Stat. §77-1359(1) (Reissue 2003).

**Agricultural Land Market Areas:** areas with defined characteristics within which similar agricultural land is effectively competitive in the minds of buyers and sellers with other comparable agricultural land in the area within a county. These areas are defined by the county assessor.

**Agricultural Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, all Statuses. A sub-classification is defined for the Status-2: unimproved agricultural properties (see, Agricultural Unimproved Property Classification).

**Agricultural Unimproved Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, Status-2.

**Arm's Length Transaction:** a sale between two or more parties, each seeking to maximize their positions from the transaction. All sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques.

**Assessed Value:** the value of a parcel of real property established by a government that will be the basis for levying a property tax. In Nebraska, the assessed value of a parcel of real property is first established by the county assessor of each county. For purposes of the Department's sales file, the assessed value displays the value for land, improvements and total. The assessed value is the numerator in the assessment sales ratio.

**Assessment:** the official act of the county assessor to discover, list, value, and determine the taxability of all parcels of real property in a county.

**Assessment Level:** the legal requirement for the assessed value of all parcels of real property. In Nebraska, the assessment level for the classes of residential and commercial real property is one hundred percent of actual value; the assessment level for the class of agricultural and horticultural land is 80% of actual value; and, the assessment level for agricultural land receiving special valuation is 80% of special value and recapture value.

**Assessment Sales Ratio:** the ratio that is the result of the assessed value divided by the sale price, or adjusted sale price, of a parcel of real property that has sold within the study period of the state-wide sales file.

**Assessor Location:** categories in the state-wide sales file which are defined by the county assessor to represent a class or subclass of property that is not required by statute or regulation. Assessor location allows the county assessor to further sub-stratify the sales in the state-wide sales file.

**Average Absolute Deviation (AVG.ABS.DEV.):** the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

**Average Assessed Value:** the value that is the result of the total assessed value of all sold properties in the sample data set divided by the total of the number of sales in the sample data set.

**Average Selling Price:** the value that is the result of the total sale prices of all properties in the sample data set divided by the total of the number of sales in the sample data set.

**Central Tendency, Measure of:** a single point in a range of observations, around which the observations tend to cluster. The three most commonly used measures of central tendency calculated by the Department are the median ratio, weighted mean ratio and mean ratio.

**Coefficient of Dispersion (COD):** a measure of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

**Coefficient of Variation (COV):** the measure of the relative dispersion of the sample data set about the mean. It is the standard deviation expressed in terms of a percentage of the mean.

**Commercial Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-02 Multi-Family, all Statuses; Property parcel type 03-Commercial, all Statuses; and, Property parcel type 04-Industrial, all Statuses.

**Confidence Interval (CI):** a calculated range of values in which the measure of central tendency of the sales is expected to fall. The Department has calculated confidence intervals around all three measures of central tendency.

**Confidence Level:** the required degree of confidence in a confidence interval commonly stated as 90, 95, or 99 percent. For example, a 95 percent confidence interval would mean that one can be 95% confident that the measure of central tendency used in the interval falls within the indicated range.

**Direct Equalization:** the process of adjusting the assessed values of parcels of real property, usually by class or subclass, using adjustment factors or percentages, to achieve proportionate valuations among the classes or subclasses.

**Equalization:** the process to ensure that all locally assessed real property and all centrally assessed real property is assessed at or near the same level of value as required by law.

**Geo Code:** each township represented by a state-wide unique sequential four-digit number starting with the township in the most northeast corner of the state in Boyd County going west to the northwest corner of the state in Sioux County and then proceeding south one township and going east again, until ending at the township in the southwest corner of the state in Dundy County.

**Growth Value:** is reported by the county assessor on the Abstract of Assessment for Real Property, Form 45. Growth value includes all increases in valuation due to improvements of real properties as a result of new construction, improvements, and additions to existing buildings. Growth value does not include a change in the value of a class or subclass of real property as a result of the revaluation of existing parcels, the value changes resulting from a change in use of the parcel, or taxable value added because a parcel has changed status from exempt to taxable. There is no growth value for agricultural land.

**Indirect Equalization:** the process of computing hypothetical values that represent the best estimate of the total taxable value available at the prescribed assessment level. Usually a function used to ensure the proper distribution of intergovernmental transfer payments between state and local governments, such as state aid to education.

**Level of Value:** the level of value is the level achieved by the county assessor for a class or subclass of centrally assessed property. The Property Tax Administrator is annually required to give an opinion of the level of value achieved by each county assessor to the Tax Equalization and Review Commission. The acceptable range for levels of value for classes of real property are provided in Neb. Rev. Stat. §77-5023 (3) (R.S. Supp., 2004).

**Location:** the portion of the Property Classification Code that describes the physical situs of the real property by one of the following descriptions:

1-Urban, a parcel of real property located within the limits of an incorporated city or village.

2-Suburban, a parcel of real property located outside the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.

3-Rural, a parcel of real property located outside an urban or suburban area, or located in an unincorporated village or subdivision which is outside the legal jurisdiction of an incorporated city or village.

**Majority Land Use:** the number of acres compared to total acres by land use for agricultural land. The thresholds used by the Department are: 95%, 80% and 50%. If “N/A” appears next to any category it means there are “other” land classifications included within this majority grouping.

**Maximum Ratio:** the largest ratio occurring in the arrayed sample data set.

**Mean Ratio:** the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

**Median Ratio:** the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

**Minimally Improved Agricultural Land:** a statistical report that uses the sales file data for all sales of parcels classified as Property Classification Code: Property parcel type-05 Agricultural, which have non-agricultural land and/or improvements of minimal value, the assessed value is determined to be less than \$10,000 and less than 5% of the selling price.

**Minimum Ratio:** the smallest ratio occurring in the arrayed sample data set.

**Non-Agricultural Land:** for purposes of the County Abstract of Assessment for Real Property, Form 45, land located on a parcel that is classified as Property Classification Code: Property parcel type-05 Agricultural, which is not defined as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359 (Reissue 2003).

**Number of Sales:** the total number of sales contained in the sales file that occurred within the applicable Sale Date Range for the class of real property.

**Population:** the set of data from which a statistical sample is taken. In assessment, the population is all parcels of real property within a defined class or subclass in the county.

**Price Related Differential (PRD):** a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

**Property Classification Code:** a code that is required on the property record card of all parcels of real property in a county. The Property Classification Code enables the stratification of real property into classes and subclasses of real property within each county. The classification code is a series of numbers which is defined in Title 350, Nebraska Administrative Code, ch.10-004.02.

**Property Parcel Type:** the portion of the Property Classification Code that indicates the predominant use of the parcel as determined by the county assessor. The Property parcel types are:

- 01-Single Family Residential
- 02-Multi-Family Residential
- 03-Commercial
- 04-Industrial
- 05-Agricultural
- 06-Recreational
- 07-Mobile Home
- 08-Minerals, Non-Producing
- 09-Minerals, Producing
- 10-State Centrally Assessed
- 11-Exempt
- 12-Game and Parks

**Purchase Price:** the actual amount, expressed in terms of money, paid for a good or service by a willing buyer. This is the amount reported on the Real Estate Transfer Statement, Form 521, Line 22.

**Qualified Sale:** a sale which is an arm's length transaction included in the state-wide sales file. The determination of the qualification of the sale may be made by the county assessor or the Department.

**Qualitative Statistics:** statistics which assist in the evaluation of assessment practices, such as the coefficient of dispersion (COD) and the price related differential (PRD).

**Quality of Assessment:** the quality of assessment achieved by the county assessor for a class or subclass of real property. The Property Tax Administrator is annually required to give an opinion of the quality of assessment achieved by each county assessor to the Commission.

**Recapture Value:** for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land becomes disqualified from special valuation. Recapture value means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (Reissue 2003). Special value land is valued for taxation at 80% of its recapture value, if recapture is triggered.

**Residential Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-01 Single Family, all Statuses; Property parcel type-06 Recreational, all Statuses; and, Property parcel type-07 Mobile Home, Statuses 1 and 3.

**Sale:** all transactions of real property for which the Real Estate Transfer Statement, Form 521, is filed and with stated consideration of more than one hundred dollars or upon which more than one dollar and seventy-five cents of documentary stamp taxes are paid.

**Sale Date Range:** the range of sale dates reported on Real Estate Transfer Statements, Form 521, that are included in the sales assessment ratio study for each class of real property.

**Sale Price:** the actual amount, expressed in terms of money, received for a unit of goods or services, whether or not established in a free and open market. The sale price may be an indicator of actual value of a parcel of real property. An estimate of the sales price may be made from the amount of Documentary Stamp Tax reported on the Real Estate Transfer Statement, Form 521, as the amount recorded on the deed. The sale price is part of the denominator in the assessment sales ratio.

**Sample Data Set:** a set of observations selected from a population.

**Special Value:** for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land is qualified for special valuation. Special value means the value that the land has for agricultural or horticultural purposes or uses without regard to the actual value that land has for other purposes and uses. Special value land is valued for taxation at 80% of its special value.

**Standard Deviation (STD):** the measure of the extent of the absolute difference of the sample data set around the mean. This calculation is the first step in calculating the coefficient of variation (COV). It assumes a normalized distribution of data, and therefore is not relied on heavily in the analysis of assessment practices.

**Statistics:** numerical descriptive data calculated from a sample, for example the median, mean or COD. Statistics are used to estimate corresponding measures for the population.

**Status:** the portion of the Property Classification Code that describes the status of a parcel:

- 1-Improved, land upon which buildings are located.
- 2-Unimproved, land without buildings or structures.
- 3-Improvement on leased land (IOLL), any item of real property which is located on land owned by a person other than the owner of the item.

**Total Assessed Value:** the sum of all the assessed values in the sample data set.

**Total Sale Price:** the sum of all the sale prices in the sample data set. If the selling price of a sale was adjusted for qualification, then the adjusted selling price would be used.

**Usability:** the coding for the treatment of a sale in the state-wide sales file database.

1-use the sale without adjustment

2-use the sale with an adjustment

4-exclude the sale

**Valuation:** process or act to determine the assessed value of all parcels of real property in the county each year.

**Weighted Mean Ratio:** the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

## **Commission Summary Calculations**

### **For all classes of real property**

For Statistical Header Information and History: see Statistical Calculations

### **For Residential Real Property**

% of value of this class of all real property value in the county:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#4 value} + \text{Abstract \#16 value}$

Average assessed value of the base:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

### **For Commercial Real Property**

% of value of this class of all real property value in the county:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#8 value} + \text{Abstract \#12 value}$

Average assessed value of the base:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

### **For Agricultural Land**

% of value of this class of all real property value in the county:

$\text{Abstract \#30 value} / \text{Abstract Total Real Property Value}$

% of records sold in the study period:

$\text{Total Sales from Sales File} / \text{Abstract \#30 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#30 value}$

Average assessed value of the base:



Abstract #30 value/Abstract #30 records

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

	2002	2003	2004	2005
Total Sales				
Qualified Sales				
Percent Used	XX.XX	XX.XX	XX.XX	XX.XX

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: no2005

Calculation:

Percent of Sales Used: Round([Qualified]/[Total]\*100,2)

### III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2002				
2003				
2004				
2005		XX.XX	XX.XX	

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: median

Calculations:

%Chngexclgrowth: Round(If([proptype]="Residential",((([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT))\*100)/Avg(ctl04cnt!RESID+ctl04cnt!RECREAT),If([proptype]="Commercial",((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST))\*100)/Avg(ctl04cnt!COMM+ctl04cnt!INDUST),If([proptype]="AGRICULTURAL UNIMPROVED",((([Trended 6 (agvalsum)]!SumOftotalvalue-Avg(ctl04cnt!TOTAG))\*100)/Avg(ctl04cnt!TOTAG,Null))),2)

Trended Ratio: Round(If([proptype]="Residential",([Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)))/(Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)\*100)\*100,If([proptype]="Commercial",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST)))\*100)/(Avg(ctl04cnt!COMM+ctl04cnt!INDUST)\*100),If([proptype]="Agricultural Unimproved",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 6 (agvalsum).SumOftotalvalue]-Avg(ctl04cnt!TOTAG))\*100)/(Avg(ctl04cnt!TOTAG)\*100,Null))),2)

#### IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
	2001 to 2002	
	2002 to 2003	
	2003 to 2004	
XX.XX	2004 to 2005	XX.XX (from Table III Calc)

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Yearly (most recent twelve months of sales)

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 01 02, 02 03, 03 04

Field: aggreg

Calculation:

%ChngTotassvals: If(Val([Percent Change 2 (Prelim).aggreg])=0,"N/A",Round((([Percent Change 1 (R&O).aggreg]-[Percent Change 2 (Prelim).aggreg])/[Percent Change 2 (Prelim).aggreg]\*100,2))

% Change in Assessed Value Excl. Growth, use %Chngexclgrowth from Table III calc.

## V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios

	Median	Weighted Mean	Mean
R&O Statistics			

Chart: Yes

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: median, aggreg and mean

## VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

Chart: No

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: PRD and COD

Calculations:

CODDiff: Round(IIf([2005R&O]!proptype="Residential",IIf(Val([2005R&O]!cod)>15,Val([2005R&O]!cod)-15,0),IIf(Val([2005R&O]!cod)>20,Val([2005R&O]!cod)-20,0)),2)

PRDDiff: Round(IIf(Val([2005R&O]!prd)>103,Val([2005R&O]!prd)-103,IIf(Val([2005R&O]!prd)<98,Val([2005R&O]!prd)-98,0)),2)

## VII. Analysis of Changes in the Statistics Due to the Assessor Actions

	Preliminary Statistics	R&O Statistics	Change
Number of Sales			XX
Median			XX
Weighted Mean			XX
Mean			XX
COD			XX
PRD			XX
Min Sales Ratio			XX
Max Sales Ratio			XX

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: no2005, median, aggreg, mean, COD, PRD, min and max

Calculations:

no2005Diff: R&O.no2005-Prelim.2004 2005

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

The Statistical Reports contained in the Reports and Opinions for each county derive from the sales file of the Department of Property Assessment and Taxation. The sales file contains all recorded real property transactions with a stated consideration of more than one-hundred dollars (\$100) or upon which more than one dollar and seventy-five cents (\$1.75) in documentary stamp taxes are paid as shown on the Real Estate Transfer Statement, Form 521. Transactions meeting these criteria are considered sales.

The first query performed by the sales file is by county number. For each of the following property classifications, the sales file performs the following queries:

### **Residential:**

Property Class Code: Property Type 01, all Statuses  
Property Type 06, all Statuses  
Property Type 07, Statuses 1 and 3  
Sale Date Range: July 1, 2002 through June 30, 2004  
Qualified: All sales with Assessor Usability Code: blank, zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.

### **Commercial:**

Property Class Code: Property Type 02, all Statuses  
Property Type 03, all Statuses  
Property Type 04, all Statuses  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2  
If blank or zero will be considered a Usability of 1.

### **Unimproved Agricultural:**

Property Class Code: Property Type 05, Status 2  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.

### **Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.  
Once a record is deemed qualified agricultural, the program will determine: If the current year assessed value improvement plus the non-agricultural total value is less than 5% and \$10,000 of the Total Adjusted Selling Price, the record will be deemed Minimally Improved.

## Statistical Calculations

The results of the statistical calculations that make up the header of the Statistical Reports are:

Number of Sales  
Total Sales Price  
Total Adj. Sales Price  
Total Assessed Value  
Avg. Adj. Sales Price  
Avg. Assessed Value

Median  
Weighted Mean  
Mean  
COD  
PRD  
COV  
STD  
Avg. Abs. Dev.  
Max Sales Ratio  
Min Sales Ratio  
95% Median C.I.  
95% Wgt. Mean C.I.  
95% Mean C.I.

## **Coding Information & Calculations**

Each sale in the sales file becomes a record in the sales file program. All statistical calculations performed by the sales file program round results in the following manner: if the result is not a whole number, then the program will round the result five places past the decimal and truncate to the second place past the decimal. Sales price and assessed value are whole numbers.

### **Number of Sales**

- Coded as Count, Character, 5-digit field.
- The Count is the total number of sales in the sales file based upon the selection of Total or Qualified. For purposes of this document, Qualified and Sale Date Range is assumed.

### **Total Sales Price**

- Coded as TotSalePrice, Character, 15-digit field.
- The Total Sales Price is based on the Total Sale Amount, shown on Line 24 of the Real Estate Transfer Statement, Form 521, for each record added together.
- Calculation
  - $\text{Sum SaleAmt}$

### **Total Adj. Sales Price**

- Coded as TotAdjSalePrice, Character, 15-digit field.
- The Total Adjusted Sales Price is the Total Sale Amount for each record plus or minus any adjustments made to the sale by the county assessor, Department or the Commission (from an appeal).
- Calculation
  - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

### **Total Assessed Value**

- Coded as TotAssdValue, Character, 15-digit field.
- The Total Assessed Value is based on the Entered Total Current Year Assessed Value Amount for each record. If the record is an agricultural record, Property Classification Code: Property Parcel Type-05, then the Total Assessed Value is the Entered Current Year Total Value adjusted by any value for Non-Ag Total and Current Year Total Improvements, so that the Total Assessed Value used in the calculations for these records is the assessed value for the agricultural land only.
- Calculation
  - $\text{Sum TotAssdValue}$

### **Avg. Adj. Sales Price**

- Coded as AvgAdjSalePrice, Character, 15-digit field.
- The Average Adjusted Sale Price is dependant on the TotAdjSalePrice and the Count defined above.
- Calculation
  - $\text{TotAdjSalePrice} / \text{Count}$



**Avg. Assessed Value**

- Coded as AvgAssdValue, Character, 15-digit field.
- The Average Assessed Value is dependant on the TotAssdValue and the Count defined above.
- Calculation
  - $\text{TotAssdValue} / \text{Count}$

**Median**

- Coded as Median, Character, 12-digit field.
- The Median ratio is the middle ratio when the records are arrayed in order of magnitude by ratio.
  - If there is an odd number of records in the array, the median ratio is the middle ratio of the array.
  - If there is an even number of records in the array, the median ratio is the average of the two middle ratios of the array.
- Calculation
  - Array the records by order of the magnitude of the ratio from high to low
  - Divide the Total Count in the array by 2 equals Record Total
  - If the Total Count in the array is odd:
    - Count down the number of whole records that is the Record Total + 1. The ratio for that record will be the Median ratio
  - If the Total Count in the array is even:
    - Count down the number of records that is Record Total. This is ratio 1.
    - Count down the number of records that is Records Total + 1. That is ratio 2.
    - $(\text{ratio 1} + \text{ratio 2}) / 2$  equals the Median ratio.

**Weighted Mean**

- Coded as Aggreg, Character, 12-digit field.
- Calculation
  - $(\text{TotAssdValue} / \text{TotAdjSalePrice}) * 100$

**Mean**

- Coded Mean, Character, 12-digit field
- Mean ratio is dependant on TotalRatio which is the sum of all ratios in the sample.
- Calculation
  - $\text{TotalRatio} / \text{RecCount}$

**COD**

- Coded COD, Character, 12-digit field
- Calculation
  - Subtract the Median from Each Ratio
  - Take the Absolute Value of the Calculated Differences
  - Sum the Absolute Differences
  - Divide by the Number of Ratios to obtain the “Average Absolute Deviation”
  - Divide by the Median
  - Multiply by 100

**PRD**

- Coded PRD, Character, 12-digit field
- Calculation
  - $(\text{MeanRatio}/\text{AggregRatio}) \times 100$

**COV**

- Coded COV, Character, 12-digit field
- Calculation
  - Subtract the Mean from each ratio
  - Square the Calculated difference
  - Sum the squared differences
  - Divide the number of ratios less one to obtain the Variance of the ratios
  - Compute the Squared Root to obtain the Standard Deviation
  - Divide the Standard Deviation by the Mean
  - Multiply by 100

**STD**

- Coded StdDev, Character, 12-digit field
- Calculation
  - Subtract the Mean Ratio from each ratio
  - Square the resulting difference
  - Sum the squared difference
  - Divide the number of ratios less one to obtain the Variance of the ratios
  - Compute the squared root of the variance to obtain the Standard Deviation

**Avg. Abs. Dev.**

- Coded AvgABSDev, Character, 12-digit field
- Calculation
  - Subtracting the Median ratio from each ratio
  - Summing the absolute values of the computed difference
  - Dividing the summed value by the number of ratios

**Max Sales Ratio**

- Coded Max, Character, 12-digit field
- The Maximum ratio is the largest ratio when the records are arrayed in order of magnitude of ratio.

**Min Sales Ratio**

- Coded Min, Character, 12-digit field
- The Minimum ratio is the smallest ratio when the records are arrayed in order of magnitude of ratio.

**95% Median C.I.**

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the

number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:

- Calculation
  - If the number of ratios is Odd
    - $j = 1.96 \times \sqrt{n}/2$
  - If the number of ratios is Even
    - $j = 1.96 \times \sqrt{n}/2 + 0.5$
  - Keep in mind if the calculation has anything past the decimal, it will be rounded to the next whole number and the benefit of the doubt is given
  - If the sample size is 5 or less, then N/A is given as the confidence interval
  - If the sample size is 6-8, then the Min and Max is the given range

### 95% Wgt. Mean C.I.

- Coded AggregConfInterval, Character, 12-digit field
- Calculation
  - Items needed for this calculation
    - Number of sales
    - Assessed Values – Individual and Summed
    - Assessed Values Squared – Individual and Summed
    - Average Assessed Value
    - Sale Prices – Individual and Summed
    - Sales Prices Squared – Individual and Summed
    - Average Sale Price
    - Assessed Values x Sale Prices – Individual and Summed
    - The Weighted Mean
    - The t value for the sample size

- The actual calculation:

$$CI(\bar{A}/\bar{S}) = \bar{A}/\bar{S} \pm t \times \frac{\sqrt{\frac{v S^2 A^2 - 2(A/S) S (A \times S) + (A/S)^2 (S S^2)}{S v (n) (n-1)}}$$

- If the sample size is 5 or less, then N/A is given as the confidence interval

### **95% Mean C.I.**

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
  - Lower Limit
    - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
  - Upper Limit
    - $\text{The Mean} + ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
  - If the number of records is  $> 30$ , then use 1.96 as the t-value
  - If the number of records is  $\leq 30$ , then a “Critical Values of t” Table is used based on sample size. Degrees of freedom = sample size minus 1
  - If the sample is 1 or less, then N/A is given as the confidence interval

### **Ratio Formulas**

- Residential and Commercial Records
  - If the Assessed Value Total Equals Zero, the system changes the Assessed Value to \$1.00 for the ratio calculations. It does not make the change to the actual data.
  - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
  - Ratio Formula is:  $(\text{Assessed Value Total} / (\text{Sale Amount} + \text{Adjustment Amount})) * 100$ .
- Agricultural Records
  - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
  - If the Sale Amount – Assessed Improvements Amount – Entered Non-Ag Amount + Adjustment Amount = 0. The system adds \$1.00 to the Adjustment Amount.
  - If the Assessed Land Amount – Entered Non-Ag Amount Equals Zero. The system adds \$1.00 to the Assessed Land Amount.
  - Ratio Formula is:
    - a. If No Greenbelt:  $(\text{Agland Total Amount} / (\text{Sale Amount} - \text{Assessed Improvements} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$ .
    - b. If Greenbelt:  $(\text{Recapture Amount} / (\text{Sale Amount} - \text{Assessed Improvements Amount} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$ .

## Map Source Documentation

Specific maps displayed for each county will vary depending on availability. Each map contains a legend which describes the information contained on the map.

**School District Map:** Compiled and edited by the Nebraska Department of Education. The map has been altered by the Department of Property Assessment and Taxation to reflect current base school districts.

**Market Area Map:** Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

**Registered Wells Map:** Obtained from the Nebraska Department of Natural Resources website.

**GeoCode Map:** Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

**Sections, Towns, Rivers & Streams, Topography, and Soil Class Map:** Obtained from the Nebraska Department of Natural Resources website.

**Assessor Location/Neighborhood Maps:** Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

## History Valuation Chart Specifics

### EXHIBITS 1B - 93B History Charts for Real Property Valuations 1992 - 2004

There are four history charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

#### Specifically:

#### **Chart 1 (Page 1) Real Property Valuations - Cumulative %Change 1992-2004**

*Source: Certificate of Taxes Levied Reports CTL*

*Property Class:*

Residential & Recreational

Commercial & Industrial

Total Agricultural Land

#### **Chart 2 (Page 2) Real Property & Growth Valuations - Cumulative %Change 1995-2004**

*Source: Certificate of Taxes Levied Reports CTL & Growth Valuations from County Abstract of Assessment Reports.*

*Property Class & Subclass:*

Residential & Recreational

Commercial & Industrial

Agricultural Improvements & Site Land

#### **Chart 3 (Page 3) Agricultural Land Valuations - Cumulative %Change 1992-2004**

*Source: Certificate of Taxes Levied Reports CTL*

*Property Class & Subclass:*

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

Total Agricultural Land

#### **Chart 4 (Page 4) Agricultural Land Valuation-Average Value per Acre History 1992-2004**

*Source: County Abstract of Assessment Report for Real Property*

*Property Class & Subclass:*

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

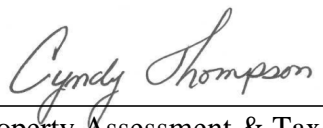
Total Agricultural Land

## **Certification**

This is to certify that the 2005 Reports and Opinions of the Property Tax Administrator have been sent to the following:

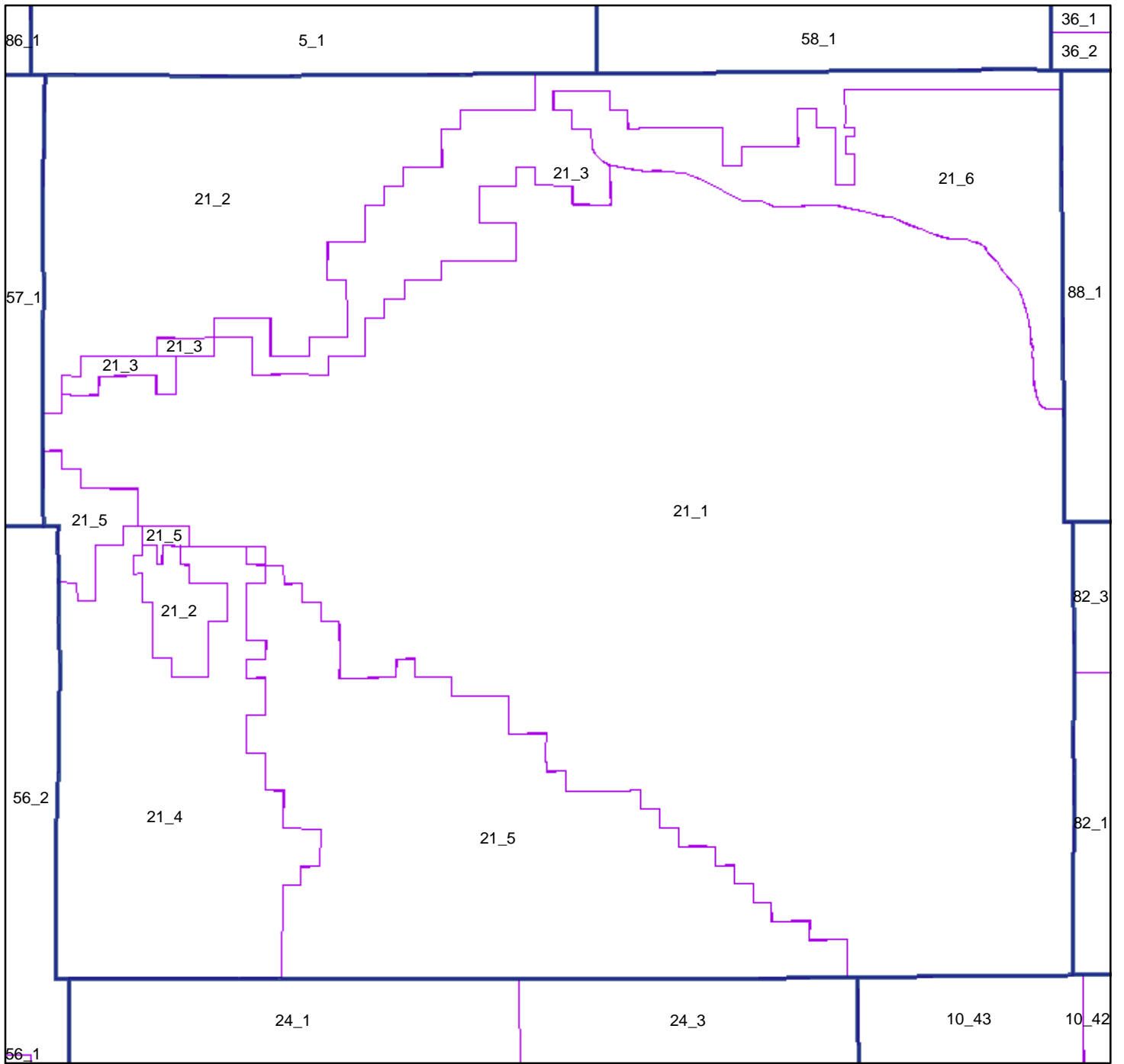
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Custer County Assessor, by certified mail, return receipt requested, 7004 1350 0002 0889 0988.

Dated this 11th day of April, 2005.

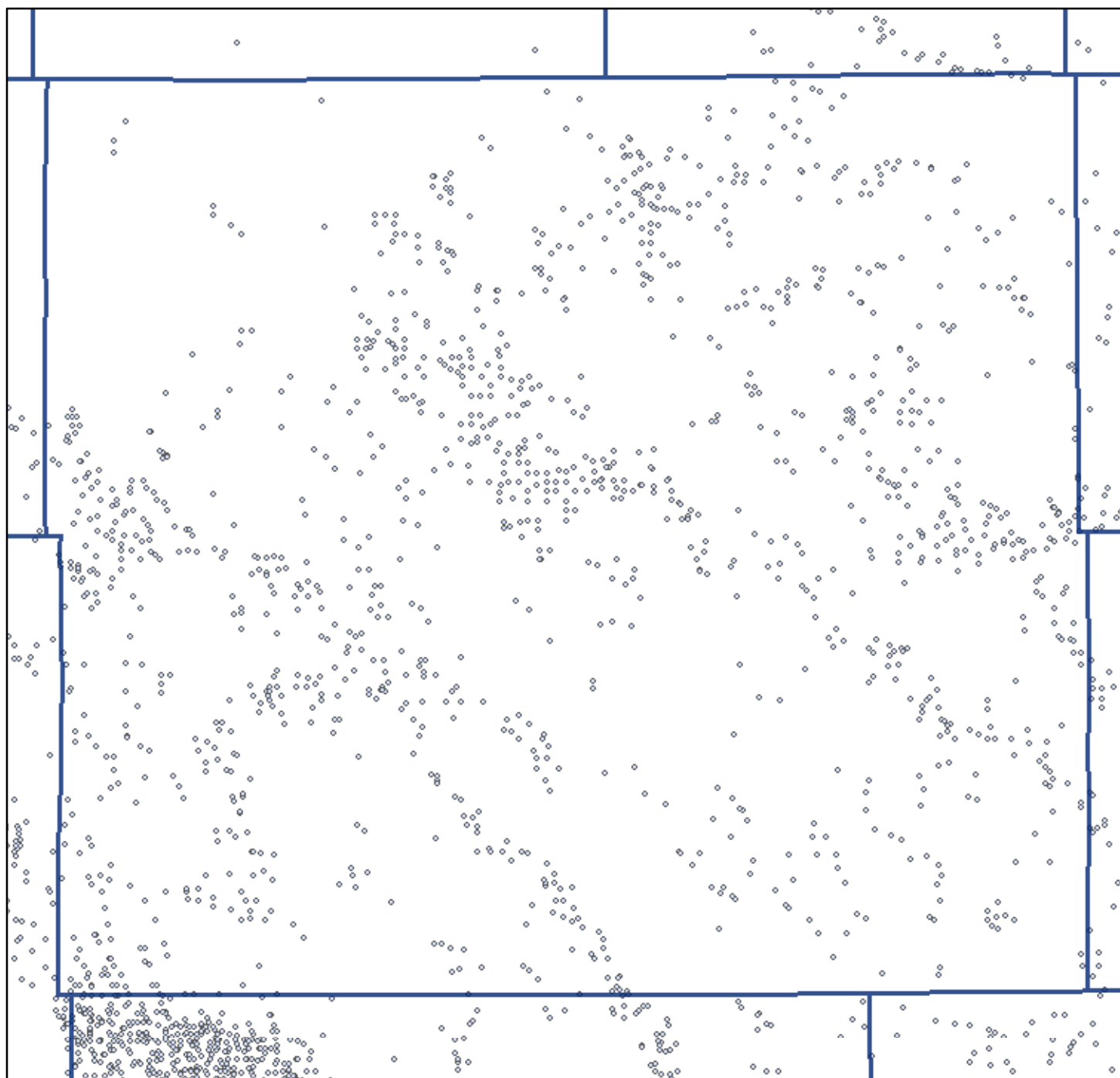
  
\_\_\_\_\_  
Property Assessment & Taxation







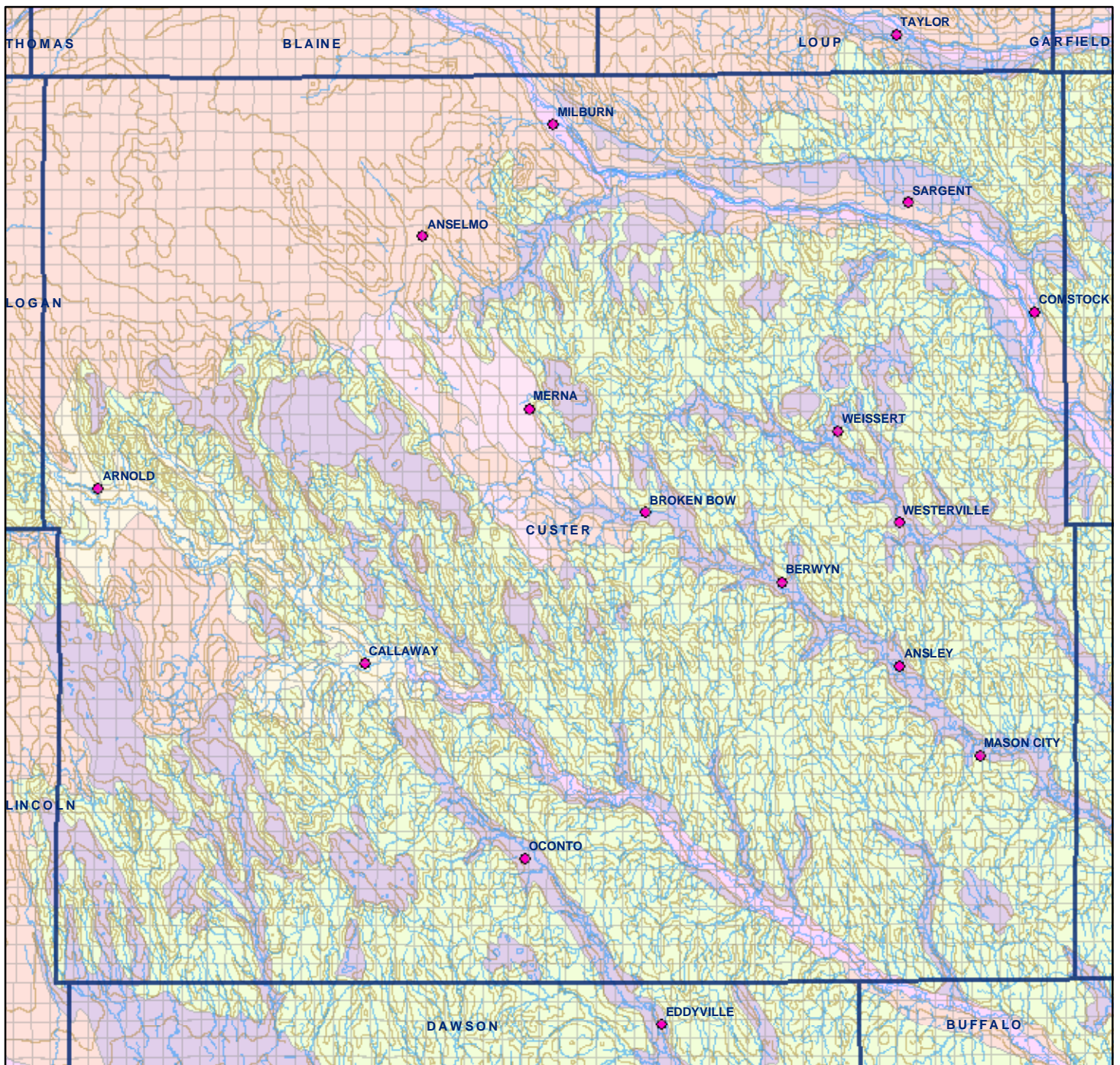
□ Market Areas



- Registered Wells > 830 GPM

1885	1883	1881	1879	1877	1875	1873	1871	1869	1867	1865
2015	2017	2019	2021	2023	2025	2027	2029	2031	2033	2035
2169	2167	2165	2163	2161	2159	2157	2155	2153	2151	2149
2299	2301	2303	2305	2307	2309	2311	2313	2315	2317	2319
2457	2455	2453	2451	2449	2447	2445	2443	2441	2439	2437
2589	2591	2593	2595	2597	2599	2601	2603	2605	2607	2609
2751	2749	2747	2745	2743	2741	2739	2737	2735	2733	2731
2885	2887	2889	2891	2893	2895	2897	2899	2901	2903	2905
3047	3045	3043	3041	3039	3037	3035	3033	3031	3029	3027
3181	3183	3185	3187	3189	3191	3193	3195	3197	3199	3201

☐ Geo Codes



## Legend

- Sections
- Towns
- Rivers and Streams
- Topography

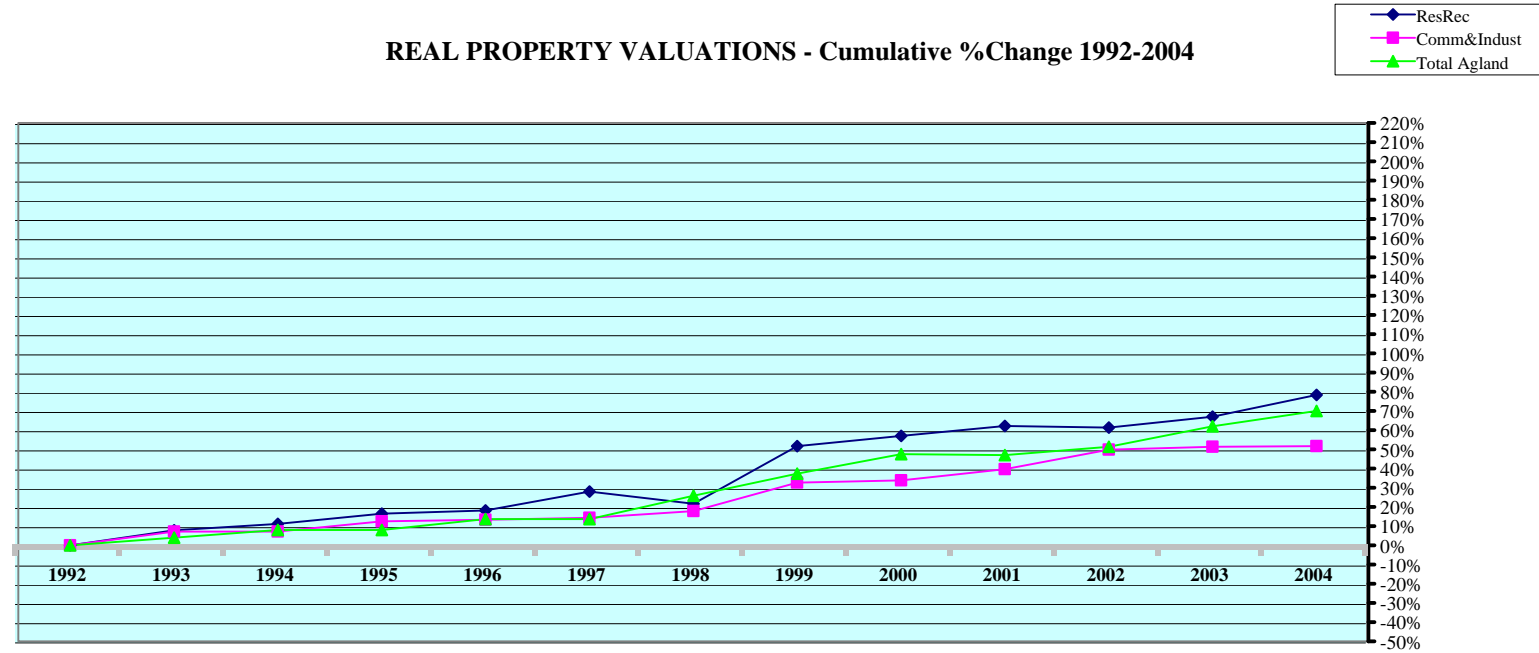
### Soil Classes

- 0 - Lakes and Ponds
- 1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
- 4 - Well drained silty soils formed in loess on uplands
- 5 - Well drained silty soils formed in loess and alluvium on stream terraces
- 6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- 7 - Somewhat poorly drained soils formed in alluvium on bottom lands
- 8 - Moderately well drained silty soils with clayey subsoils on uplands

## Custer County



# REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	75,252,085	--	--	--	28,159,855	--	--	--	364,371,340	--	--	--
1993	81,170,275	5,918,190	7.86%	7.86%	30,178,900	2,019,045	7.17%	7.17%	378,841,295	14,469,955	3.97%	3.97%
1994	83,653,935	2,483,660	3.06%	11.16%	30,197,125	18,225	0.06%	7.23%	393,291,305	14,450,010	3.81%	7.94%
1995	87,655,515	4,001,580	4.78%	16.48%	31,675,535	1,478,410	4.90%	12.48%	393,473,795	182,490	0.05%	7.99%
1996	88,895,340	1,239,825	1.41%	18.13%	31,913,665	238,130	0.75%	13.33%	413,899,260	20,425,465	5.19%	13.59%
1997	96,371,620	7,476,280	8.41%	28.07%	32,183,870	270,205	0.85%	14.29%	414,151,005	251,745	0.06%	13.66%
1998	91,601,900	-4,769,720	-4.95%	21.73%	33,200,930	1,017,060	3.16%	17.90%	458,718,870	44,567,865	10.76%	25.89%
1999	114,181,885	22,579,985	24.65%	51.73%	37,368,405	4,167,475	12.55%	32.70%	500,161,675	41,442,805	9.03%	37.27%
2000	118,137,580	3,955,695	3.46%	56.99%	37,702,515	334,110	0.89%	33.89%	537,390,040	37,228,365	7.44%	47.48%
2001	122,013,095	3,875,515	3.28%	62.14%	39,314,380	1,611,865	4.28%	39.61%	535,767,320	-1,622,720	-0.30%	47.04%
2002	121,421,818	-591,277	-0.48%	61.35%	42,191,935	2,877,555	7.32%	49.83%	551,152,757	15,385,437	2.87%	51.26%
2003	125,639,634	4,217,816	3.47%	66.96%	42,601,311	409,376	0.97%	51.28%	590,097,140	38,944,383	7.07%	61.95%
2004	134,199,494	8,559,860	6.81%	78.33%	42,693,516	92,205	0.22%	51.61%	619,488,044	29,390,904	4.98%	70.02%

1992-2004 Rate Ann. %chg:    Resid & Rec. **4.94%**                      Comm & Indust **3.53%**                      Agland **4.52%**

Cnty# **21**  
County **CUSTER**

FL area **10**

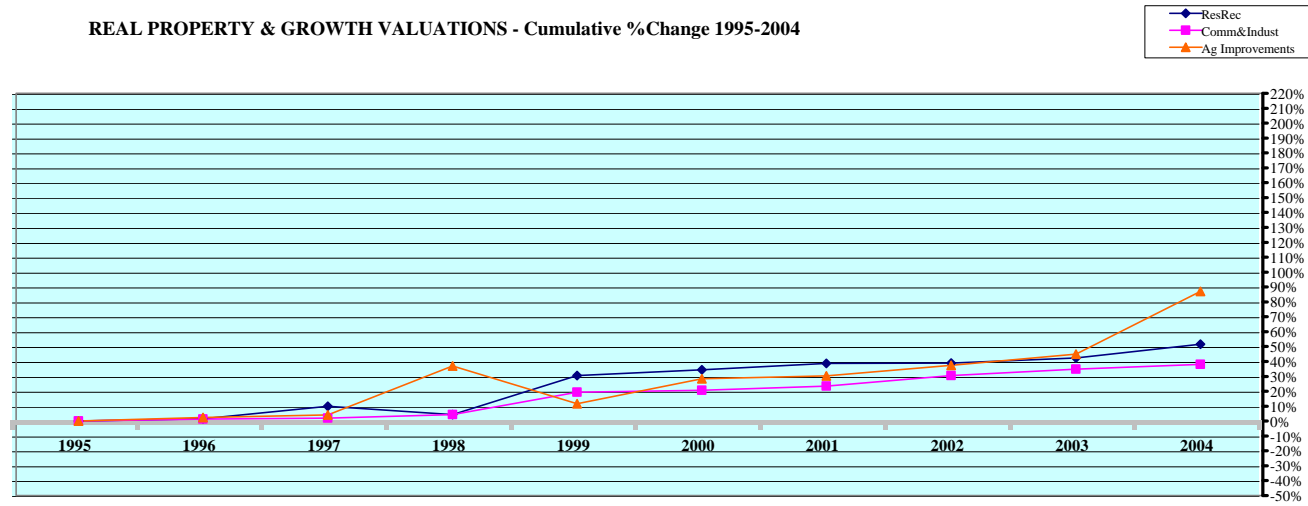
CHART 1    EXHIBIT    21B    Page 1

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL    State of Nebraska    Dept. of Property Assessment & Taxation    Prepared as of 03/01/2005



# REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2004



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	75,252,085	not avail.	--	--	--	--	28,159,855	not avail.	--	--	--	--
1993	81,170,275	not avail.	--	--	--	--	30,178,900	not avail.	--	--	--	--
1994	83,653,935	not avail.	--	--	--	--	30,197,125	not avail.	--	--	--	--
1995	87,655,515	788,200	0.90%	86,867,315	--	--	31,675,535	770,220	2.43%	30,905,315	--	--
1996	88,895,340	666,595	0.75%	88,228,745	0.65%	1.57%	31,913,665	571,255	1.79%	31,342,410	-1.05%	1.41%
1997	96,371,620	857,040	0.89%	95,514,580	7.45%	9.95%	32,183,870	663,765	2.06%	31,520,105	-1.23%	1.99%
1998	91,601,900	957,795	1.05%	90,644,105	-5.94%	4.35%	33,200,930	931,550	2.81%	32,269,380	0.27%	4.41%
1999	114,181,885	851,250	0.75%	113,330,635	23.72%	30.46%	37,368,405	455,590	1.22%	36,912,815	11.18%	19.44%
2000	118,137,580	1,405,965	1.19%	116,731,615	2.23%	34.38%	37,702,515	402,190	1.07%	37,300,325	-0.18%	20.69%
2001	122,013,095	1,497,050	1.23%	120,516,045	2.01%	38.74%	39,314,380	1,161,400	2.95%	38,152,980	1.19%	23.45%
2002	121,421,818	753,500	0.62%	120,668,318	-1.10%	38.91%	42,191,935	1,848,170	4.38%	40,343,765	2.62%	30.54%
2003	125,639,634	2,014,805	1.60%	123,624,829	1.81%	42.31%	42,601,311	941,655	2.21%	41,659,656	-1.26%	34.80%
2004	134,199,494	2,420,433	1.80%	131,779,061	4.89%	51.70%	42,693,516	42,401	0.10%	42,651,115	0.12%	38.01%

1995-2004 Rate Annual %chg w/o growth >

Resid & Rec. **4.74%**

Comm & Indust **3.64%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwell & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmnts Total Value					
1992	not avail	not avail	45,369,235					
1993	not avail	not avail	44,855,465					
1994	not avail	not avail	43,721,210					
1995	25,761,315	20,471,155	46,232,470	1,483,675	3.21%	44,748,795	--	--
1996	27,295,320	20,018,725	47,314,045	1,492,145	3.15%	45,821,900	-0.89%	2.40%
1997	27,814,960	20,667,670	48,482,630	1,884,630	3.89%	46,598,000	-1.51%	4.13%
1998	40,068,260	23,484,215	63,552,475	2,208,470	3.48%	61,344,005	26.53%	37.09%
1999	29,517,590	22,965,175	52,482,765	2,545,110	4.85%	49,937,655	-21.42%	11.60%
2000	34,724,150	24,558,025	59,282,175	1,804,440	3.04%	57,477,735	9.52%	28.45%
2001	35,424,115	24,863,955	60,288,070	1,979,560	3.28%	58,308,510	-1.64%	30.30%
2002	38,506,936	25,256,257	63,763,193	2,276,905	3.57%	61,486,288	1.99%	37.40%
2003	39,862,725	26,331,620	66,194,345	1,351,964	2.04%	64,842,381	1.69%	44.90%
2004	58,564,423	27,381,140	85,945,563	2,267,871	2.64%	83,677,692	26.41%	86.99%

1995-2004 Rate Annual %chg w/o growth >

Ag Imprvmnts **7.20%**

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Growth Value = value attributable to new improvements to real property, not revaluation of existing property.

Sources:  
Value; 1992 - 2004 CTL  
Growth Value; 1995-2004 Abstract of Asmnt Rpt.

State of Nebraska  
Dept. of Property Assessment & Taxation

Prepared as of 03/01/2005

Cnty# **21**  
County **CUSTER**

FL area **10**

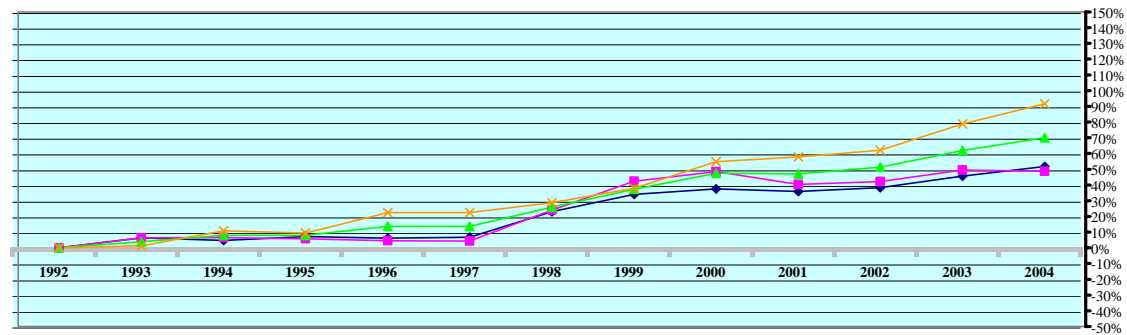
CHART 2

EXHIBIT

21B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	130,203,795	--	--	--	62,214,365	--	--	--	171,685,730	--	--	--
1993	138,587,735	8,383,940	6.44%	6.44%	66,188,250	3,973,885	6.39%	6.39%	173,811,015	2,125,285	1.24%	1.24%
1994	136,444,380	-2,143,355	-1.55%	4.79%	66,323,365	135,115	0.20%	6.60%	190,284,390	16,473,375	9.48%	10.83%
1995	139,516,360	3,071,980	2.25%	7.15%	65,788,320	-535,045	-0.81%	5.74%	187,927,540	-2,356,850	-1.24%	9.46%
1996	138,334,735	-1,181,625	-0.85%	6.24%	65,028,310	-760,010	-1.16%	4.52%	210,286,980	22,359,440	11.90%	22.48%
1997	138,926,780	592,045	0.43%	6.70%	64,939,685	-88,625	-0.14%	4.38%	210,066,645	-220,335	-0.10%	22.36%
1998	160,291,535	21,364,755	15.38%	23.11%	77,138,665	12,198,980	18.79%	23.99%	221,069,310	11,002,665	5.24%	28.76%
1999	174,624,170	14,332,635	8.94%	34.12%	88,544,285	11,405,620	14.79%	42.32%	236,760,895	15,691,585	7.10%	37.90%
2000	179,005,670	4,381,500	2.51%	37.48%	92,348,380	3,804,095	4.30%	48.44%	265,656,150	28,895,255	12.20%	54.73%
2001	176,968,720	-2,036,950	-1.14%	35.92%	87,363,510	-4,984,870	-5.40%	40.42%	271,049,810	5,393,660	2.03%	57.88%
2002	180,113,426	3,144,706	1.78%	38.33%	88,451,323	1,087,813	1.25%	42.17%	278,225,417	7,175,607	2.65%	62.06%
2003	189,689,216	9,575,790	5.32%	45.69%	93,021,335	4,570,012	5.17%	49.52%	307,082,283	28,856,866	10.37%	78.86%
2004	197,563,501	7,874,285	4.15%	51.73%	92,547,061	-474,274	-0.51%	48.76%	329,065,713	21,983,430	7.16%	91.67%

1992-2004 Rate Ann.%chg: Irrigated 3.54% Dryland 3.36% Grassland 5.57%

Tax Year <sup>(1)</sup>	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	--	--	--	--	267,450	--	--	--	364,371,340	--	--	--
1993	--	--	--	--	254,295	-13,155	-4.92%	-4.92%	378,841,295	14,469,955	3.97%	3.97%
1994	--	--	--	--	239,170	--	0.00%	-10.57%	393,291,305	14,450,010	3.81%	7.94%
1995	--	--	--	--	241,575	2,405	1.01%	-9.67%	393,473,795	182,490	0.05%	7.99%
1996	--	--	--	--	249,235	7,660	3.17%	-6.81%	413,899,260	20,425,465	5.19%	13.59%
1997	--	--	--	--	217,895	-31,340	-12.57%	-18.53%	414,151,005	251,745	0.06%	13.66%
1998	--	--	--	--	219,360	1,465	0.67%	-17.98%	458,718,870	44,567,865	10.76%	25.89%
1999	--	--	--	--	232,325	12,965	5.91%	-13.13%	500,161,675	41,442,805	9.03%	37.27%
2000	--	--	--	--	379,840	147,515	63.50%	42.02%	537,390,040	37,228,365	7.44%	47.48%
2001	--	--	--	--	385,280	5,440	1.43%	44.06%	535,767,320	-1,622,720	-0.30%	47.04%
2002	--	--	--	--	4,362,591	3,977,311	1032.32%	1531.18%	551,152,757	15,385,437	2.87%	51.26%
2003	303,558	n/a	n/a	n/a	748	n/a	n/a	n/a	590,097,140	38,944,383	7.07%	61.95%
2004	300,414	-3,144	-1.04%	-1.04%	11,355	10,607	1418.05%	1418.05%	619,488,044	29,390,904	4.98%	70.02%

1992-2004 Rate Ann.%chg: Total Agland 4.52%

Cnty# 21  
County CUSTER

FL area 10

CHART 3 EXHIBIT 21B Page 3

(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.  
Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2004** (from Abstracts)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	130,094,605	187,130	695	--	--	62,271,325	203,591	306	--	--	171,731,555	1,164,924	147	--	--
1993	138,560,640	187,703	738	6.19%	6.19%	66,215,630	202,705	327	6.86%	6.86%	173,827,365	1,165,365	149	1.36%	1.36%
1994	139,064,580	190,876	729	-1.22%	4.89%	66,014,195	198,804	332	1.53%	8.50%	188,743,737	1,164,689	162	8.72%	10.20%
1995	139,516,360	189,650	736	0.96%	5.90%	65,788,320	201,309	327	-1.51%	6.86%	187,928,665	1,164,510	161	-0.62%	9.52%
1996	138,329,035	190,916	725	-1.49%	4.32%	64,992,165	200,294	324	-0.92%	5.88%	210,355,280	1,164,356	181	12.42%	23.13%
1997	138,926,780	191,956	724	-0.14%	4.17%	64,983,770	200,252	325	0.31%	6.21%	210,022,560	1,163,245	181	0.00%	23.13%
1998	160,383,815	194,028	827	14.23%	18.99%	77,259,335	198,505	389	19.69%	27.12%	220,961,045	1,162,822	190	4.97%	29.25%
1999	174,819,495	198,617	880	6.41%	26.62%	88,988,820	195,221	456	17.22%	49.02%	241,226,170	1,161,424	208	9.47%	41.50%
2000	179,297,240	202,242	887	0.80%	27.63%	92,234,050	191,156	483	5.92%	57.84%	265,853,415	1,160,778	229	10.10%	55.78%
2001	185,169,425	204,543	905	2.03%	30.22%	91,720,015	194,613	471	-2.48%	53.92%	270,808,130	1,203,871	225	-1.75%	53.06%
2002	180,821,785	206,840	874	-3.43%	25.76%	88,638,060	191,772	462	-1.91%	50.98%	281,229,475	1,205,252	233	3.56%	58.50%
2003	189,766,774	208,697	909	4.00%	30.79%	93,150,648	190,643	489	5.84%	59.80%	246,414,751	875,397	281	20.60%	91.16%
2004	197,598,114	212,229	931	2.43%	33.97%	92,568,437	188,101	492	0.64%	60.82%	262,154,357	860,369	305	8.43%	107.28%

1992-2004 Rate Ann.%chg AvgVal/Acre:

2.47%

4.04%

6.26%

Tax Year <sup>(2)</sup>	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	164,720	9,536	17	--	--	99,180	1,067	93	--	--	364,361,385	1,566,249	233	--	--
1993	139,430	9,556	15	-11.76%		99,180	1,064	93	0.00%		378,842,245	1,566,394	242	3.86%	3.86%
1994	139,995	9,594	15	0.00%		99,070	1,057	94	1.08%		394,061,577	1,565,019	252	4.13%	8.15%
1995	139,945	9,590	15	0.00%		100,505	1,091	92	-2.13%		393,473,795	1,566,151	251	-0.40%	7.73%
1996	138,710	9,522	15	0.00%		77,470	859	90	-2.17%		413,892,660	1,565,946	264	5.18%	13.30%
1997						217,895	10,378	21	--		414,151,005	1,565,831	264	0.00%	13.30%
1998						218,815	10,396	21	0.00%		458,823,010	1,565,752	293	10.98%	25.75%
1999						219,365	10,430	21	0.00%		505,253,850	1,565,691	323	10.24%	38.63%
2000						377,680	10,800	35	66.67%		537,762,385	1,564,975	344	6.50%	47.64%
2001						384,565	11,111	35	0.00%		548,082,135	1,614,138	340	-1.16%	45.92%
2002						312,145	10,350	30	-14.29%		551,001,465	1,614,214	341	0.29%	46.35%
2003	287,408	9,669	30	n/a	n/a	60,865,341	328,719	185	n/a	n/a	590,484,922	1,613,125	366	7.33%	57.08%
2003	299,664	10,313	29	-3.14%	n/a	66,973,406	341,915	196	5.88%	n/a	619,593,978	1,612,926	384	4.96%	64.87%

1992-2004 Rate Ann.%chg AvgVal/Acre:

4.25%

21
CUSTER

FL area

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CHART 4

EXHIBIT

21B

Page 4

(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs  
source: 1992 - 2004 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2005